



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																																																																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																																																																																																										
<table border="1"> <tr> <td colspan="10">DOR CODE</td> <td colspan="10">5500</td> <td colspan="10">TIMBERLAND 80-89</td> </tr> <tr> <td colspan="10">MAP NUM</td> <td colspan="10"></td> <td colspan="10">MKT AREA</td> <td colspan="10">05</td> </tr> <tr> <td colspan="10">NEIGHBORHOOD/LOC</td> <td colspan="10"></td> <td colspan="10">5001.00</td> </tr> <tr> <td>AREA TYPE</td> <td>TOTAL GROSS AREA</td> <td>PCT OF BASE</td> <td>TOT ADJ AREA</td> <td>SUBAREA MARKET VALUE</td> <td colspan="17"></td> </tr> </table>																						DOR CODE										5500										TIMBERLAND 80-89										MAP NUM																				MKT AREA										05										NEIGHBORHOOD/LOC																				5001.00										AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																																																																																																																															
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																																																																																							
1	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	195.00	AC		1.00	1.00	1.00	555.00	555.00	108,225																																																																																																																														
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	125.00	AC		1.00	1.00	1.00	190.00	190.00	23,750																																																																																																																														
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	320.00	AC		1.00	1.00	1.00	2,200.00	2,200.00	704,000																																																																																																																														
REVIEW DATE 05/19/2023 BY MLU Total Acres: 320.00 Total Land Value: 131,975 Market: 704,000 Agricultural: 131,975 Common: 0 PRINTED 08/06/2024 BY SYS																																																																																																																																															

VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		704,000
TOTAL MARKET VALUE		131,975
SOH/AGL Deduction		0
ASSESSED VALUE		131,975
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		131,975
TOTAL JUST VALUE		704,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		704,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2283/1392	5/31/2019	MS	U	V	11	0
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: RAYONIER FOREST RES						
1872/0920	8/04/2013	SW	U	V	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: TIMBERLANDS HOLDING						

BUILDING NOTES	

BUILDING DIMENSIONS	