



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 1,250 TOTAL MARKET VALUE 39 SOH/AGL Deduction 0 ASSESSED VALUE 39 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 39 TOTAL JUST VALUE 1,250 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 3,150									
DOR CODE 5500 TIMBERLAND 80-89																				PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 06																															
NEIGHBORHOOD/LOC 6001.00																				SALES DATA											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE						OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE															
										2654/891	7/17/2023	WD U	V	37	435,000																
GRANTOR: FRANKLIN MICHAEL & VI																				GRANTEE: DAYSRING PROPERTY											
GRANTOR: TIITF/STATE OF FLORID																				GRANTEE: FRANKLIN MICHAEL &											
GRANTEE: FRANKLIN MICHAEL &																				BUILDING NOTES											
TOTALS																				BUILDING DIMENSIONS											
EXTRA FEATURES										MISSOURI ST, HILLIARD																					
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																
LAND DESCRIPTION										TOTAL OB/XF 0																					
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	0006	R-2	25.00	125.00	0.07	AC		1.00	1.00	1.00	555.00	555.00	39														
2	009910	M	MKT.VAL.AG	0		R-2	25.00	125.00	25.00	FF		1.00	1.00	1.00	50.00	50.00	1,250														
REVIEW DATE 05/20/2024 BY DC										Total Acres: 0.07 Total Land Value: 39										Market: 1,250 Agricultural: 39 Common: 0 PRINTED 08/06/2024 BY SYS											