



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		30,000								
																			TOTAL MARKET VALUE		153								
																			SOH/AGL Deduction		0								
																			ASSESSED VALUE		153								
																			TOTAL EXEMPTION VALUE		0								
																			BASE TAXABLE VALUE		153								
																			TOTAL JUST VALUE		30,000								
																			NCON VALUE		0								
																			INCOME VALUE										
																			PREVIOUS YEAR MKT VALUE		17,190								
DOR CODE		5500		TIMBERLAND 80-89																PERMIT NUM		DESCRIPTION			AMT		ISSUED		
MAP NUM				MKT AREA																20190164		NEW CONSTR			0		05/28/2019		
NEIGHBORHOOD/LOC				6001.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES					W 13TH AV, HILLIARD													BLD DATE					LGL DATE		05/20/2024			DC	
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 DATE		05/20/2024			DC							
																	AG DATE		05/20/2024			DC							