



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: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 384 TOTAL LAND VALUE - MARKET 10,150 TOTAL MARKET VALUE 10,534 SOH/AGL Deduction 1,581 ASSESSED VALUE 8,953 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 8,953 TOTAL JUST VALUE 10,534 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 10,572				
DOR CODE 0001 VAC W/XFOB															PERMIT NUM DESCRIPTION AMT ISSUED						
MAP NUM MKT AREA 05																					
NEIGHBORHOOD/LOC 5001.00															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
															2293/0917	7/26/2019	QC U		I	11	100
GRANTOR: TWO GATE HUNTING CLUB															GRANTEE: TWO GATE HUNTING CL						
GRANTOR: SHEPHERD ALAN D															1298/1132	2/28/2005	WD U	V	06	20,000	
GRANTEE: TWO GATE HUNTING CL															BUILDING NOTES						

EXTRA FEATURES															TOTALS			
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			
1	0680	POLE SHED	0 0	12 8	96.00	SF	10.00	10.00	100	2005	2005	3	40	384				
MICKEY LN, HILLIARD															BLD DATE		LGL DATE	
															XF DATE		LAND DATE	
															INC DATE		AG DATE	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000001	C	V RS W/XFOB	0	0005	OR	0.00	0.00	0.29	AC		1.00	1.00	1.00	35,000.00	35,000.00	10,150							