



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 Tax Group: 6 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 575,400 TOTAL MARKET VALUE 11,015 SOH/AGL Deduction 0 ASSESSED VALUE 11,015 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 11,015 TOTAL JUST VALUE 575,400 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 179,160																													
																				PERMIT NUM DESCRIPTION AMT ISSUED																													
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 2676/1544 10/31/2023 SW U V 11 100 GRANTOR: GRESSMAN BRADFORD MAR GRANTEE: GRESSMAN B MARCUS J 2397/1868 9/28/2020 WD Q V 01 80,500 GRANTOR: BASS ROBIN GRANTEE: GRESSMAN BRADFORD M																													
TOTALS										SIKES DR, HILLIARD										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 07/21/2021 MF																													
EXTRA FEATURES										L	OB/XF	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																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1	005700	A	TIMBER 4 SI	0		OR	0.00	0.00	14.93	AC		1.00	1.00	1.00	290.00	290.00	4,330																																
2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	545.00	545.00	5,450																																
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	27.40	AC		1.00	1.00	1.50	14,000.00	21,000.00	575,400																																
4	005010	A	SVCE ACRGE	0		OR	0.00	0.00	2.47	AC		1.00	1.00	1.00	500.00	500.00	1,235																																
REVIEW DATE 02/21/2024 BY WWA																				Total Acres: 27.40					Total Land Value: 11,015					Market: 575,400					Agricultural: 11,015					Common: 0					PRINTED 08/06/2024 BY SYS				