



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	VALUATION BY		STANDARD		Tax Group: 4		Tax Dist:															
															BUILDING MARKET VALUE			0																	
															TOTAL MARKET OB/XF VALUE			0																	
															TOTAL LAND VALUE - MARKET			147,040																	
															TOTAL MARKET VALUE			147,040																	
															SOH/AGL Deduction			0																	
															ASSESSED VALUE			147,040																	
															TOTAL EXEMPTION VALUE			0																	
															BASE TAXABLE VALUE			147,040																	
															TOTAL JUST VALUE			147,040																	
															NCON VALUE			0																	
															INCOME VALUE																				
															PREVIOUS YEAR MKT VALUE			147,040																	
DOR CODE										0000 VACANT																									
MAP NUM										MKT AREA										05															
NEIGHBORHOOD/LOC										5001.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
TOTALS										151524 CR 108, HILLIARD																									
EXTRA FEATURES																																			
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	009900	C	AC NON-AG	0		OR	0.00	0.00	9.19	AC		1.00	1.00	1.00	16,000.00	16,000.00	147,040																		
REVIEW DATE										05/19/2023										BY MLU															
Total Acres:										9.19										Total Land Value: 147,040															
Market:										0										Agricultural: 0															
Common:										147,040										PRINTED 08/06/2024 BY SYS															

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			0
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			147,040
TOTAL MARKET VALUE			147,040
SOH/AGL Deduction			0
ASSESSED VALUE			147,040
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			147,040
TOTAL JUST VALUE			147,040
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			147,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2725/170	7/03/2024	WD Q	Q	V	01	200,000
GRANTOR: GRANT DACUS & EMILY N						
GRANTEE: POE CORDON & JANINE						
2519/0800	11/29/2021	WD Q	Q	V	01	178,000
GRANTOR: SCOTT TIMOTHY & LINDA						
GRANTEE: GRANT DACUS & EMILY						

BUILDING NOTES									

BUILDING DIMENSIONS									