

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		211,702										
																			TOTAL MARKET VALUE		599										
																			SOH/AGL Deduction		0										
																			ASSESSED VALUE		599										
																			TOTAL EXEMPTION VALUE		0										
																			BASE TAXABLE VALUE		599										
																			TOTAL JUST VALUE		211,702										
																			NCON VALUE		0										
																			INCOME VALUE												
																			PREVIOUS YEAR MKT VALUE		32,400										
DOR CODE		5500		TIMBERLAND 80-89																											
MAP NUM					MKT AREA															06											
NEIGHBORHOOD/LOC					6002.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS																															
EXTRA FEATURES										US HWY 1, HILLIARD										BLD DATE				LGL DATE				03/15/2024		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	XF DATE				LAND DATE				03/27/2024		DC				
																	INC DATE				AG DATE										