



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	PAGE 1 of 1 4											
																	VALUATION BY STANDARD											
																	Tax Group: 4 Tax Dist:											
																	BUILDING MARKET VALUE 0											
																	TOTAL MARKET OB/XF VALUE 2,847											
																	TOTAL LAND VALUE - MARKET 320,600											
																	TOTAL MARKET VALUE 11,382											
																	SOH/AGL Deduction 0											
																	ASSESSED VALUE 11,382											
																	TOTAL EXEMPTION VALUE 0											
																	BASE TAXABLE VALUE 11,382											
																	TOTAL JUST VALUE 323,447											
																	NCON VALUE 0											
																	INCOME VALUE											
																	PREVIOUS YEAR MKT VALUE 323,447											
DOR CODE 6100 PASTURELAND 2																	PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 05																	B941329 XF0B 12,240 10/01/1994											
NEIGHBORHOOD/LOC 5001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																												
EXTRA FEATURES					KINGS FERRY RD, HILLIARD												BLD DATE LGL DATE 05/19/2023 MLU											
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	0350	CARPORT WD	0 0	30 30	900.00	SF	13.00	13.00	100	1975	1975	3	20	2,340														
2	0681	POLE SHED	0 0	13 13	169.00	SF	15.00	15.00	100	1980	1980	3	20	507														
																	TOTAL OB/XF 2,847											
LAND DESCRIPTION																	TOTAL OB/XF 2,847											
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	006100	A	PASTURE 2	0		OR	0.00	0.00	16.14	AC		1.00	1.00	1.00	355.00	355.00	5,730											
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	6.76	AC		1.00	1.00	1.00	415.00	415.00	2,805											
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	22.90	AC		1.00	1.00	1.00	14,000.00	14,000.00	320,600											
REVIEW DATE 11/02/2022 BY KWX Total Acres: 22.90 Total Land Value: 8,535 Market: 320,600 Agricultural: 8,535 Common: 0 PRINTED 08/06/2024 BY SYS																												