

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		0										
																			TOTAL LAND VALUE - MARKET		235,200										
																			TOTAL MARKET VALUE		235,200										
																			SOH/AGL Deduction		145,757										
																			ASSESSED VALUE		89,443										
																			TOTAL EXEMPTION VALUE		12	89,443									
																			BASE TAXABLE VALUE		0										
																			TOTAL JUST VALUE		235,200										
																			NCON VALUE		0										
																			INCOME VALUE												
																			PREVIOUS YEAR MKT VALUE		235,200										
DOR CODE		8801	FEDERAL VACANT																												
MAP NUM						MKT AREA													09												
NEIGHBORHOOD/LOC		9001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES		SUNDBERG RD, HILLIARD										BLD DATE						LGL DATE		05/19/2023		MLU									
												XF DATE						LAND DATE													
												INC DATE						AG DATE													
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												