

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: 4		STANDARD	
																	Tax Dist:			
																	BUILDING MARKET VALUE		0	
																	TOTAL MARKET OB/XF VALUE		2,100	
																	TOTAL LAND VALUE - MARKET		56,250	
																	TOTAL MARKET VALUE		58,350	
																	SOH/AGL Deduction		0	
																	ASSESSED VALUE		58,350	
																	TOTAL EXEMPTION VALUE		0	
																	BASE TAXABLE VALUE		58,350	
																	TOTAL JUST VALUE		58,350	
																	NCON VALUE		0	
																	INCOME VALUE			
																	PREVIOUS YEAR MKT VALUE		56,100	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2627/1017	3/27/2023	WD Q	Q	V	01	60,000
GRANTOR: BROCK CHADWICK & ELIS						
GRANTEE: MILLER THOMAS & CAL						
2566/1831	5/23/2022	WD Q	Q	V	05	80,000
GRANTOR: GEIGER DONIE W L/E						
GRANTEE: BROCK CHADWICK & EL						

EXTRA FEATURES															BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
S ANDREWS CUT OFF, HILLIARD																		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	0940	SHEDS/PORT	0 0	14 25	350.00	SF	30.00	30.00	100	1993	1993	3	20	2,100						

BUILDING NOTES														

BUILDING DIMENSIONS														

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000001	C	V RS W/XFOB	0	0007	OR	0.00	0.00	3.00	AC		1.00	1.00	0.75	25,000.00	18,750.00	56,250							