

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													
DOR CODE		9900 NO AG ACREAGE																		Tax Group: 6		Tax Dist: STANDARD													
MAP NUM		MKT AREA																		BUILDING MARKET VALUE		0													
NEIGHBORHOOD/LOC		9001.00																		TOTAL MARKET OB/XF VALUE		47,880													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																TOTAL LAND VALUE - MARKET		280,000													
																				TOTAL MARKET VALUE		327,880													
																				SOH/AGL Deduction		157,695													
																				ASSESSED VALUE		170,185													
																				TOTAL EXEMPTION VALUE		0													
																				BASE TAXABLE VALUE		170,185													
																				TOTAL JUST VALUE		327,880													
																				NCON VALUE		0													
																				INCOME VALUE															
																				PREVIOUS YEAR MKT VALUE		329,392													
																				PERMIT NUM				DESCRIPTION				AMT				ISSUED			
																				SALES DATA															
OFF RECORD Number				DATE	TYPE INST	Q / V / I / V	RSN CD	SALE PRICE																											
2343/1372				2/18/2020	WD Q	Q / V / I / V	01	125,000																											
GRANTOR: NASSAU TIMBER & LAND																																			
GRANTEE: ENGLISH CHARLES B &																																			
2085/1432				11/16/2016	WD U	U / V / I / V	11	100																											
GRANTOR: NASSAU TIMBER & LAND																																			
GRANTEE: NASSAU TIMBER & LAN																																			
BUILDING NOTES																																			
BUILDING DIMENSIONS																																			
EXTRA FEATURES										3300 HENRY LEE RD, HILLIARD										BLD DATE		LGL DATE		05/23/2023 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																				
1	0681	POLE SHED	0 0	84 40	3,360.00	SF	15.00	15.00	100	2021	2021	3	95	47,880																					
LAND DESCRIPTION										TOTAL OB/XF										47,880															
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	009900	C	AC NON-AG	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	280,000																		
REVIEW DATE 12/09/2021 BY TWX Total Acres: 20.00 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000 PRINTED 08/06/2024 BY SYS																																			