



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION					ADJUSTMENTS					VALUATION SUMMARY					SALES DATA														
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD	PERMIT NUM	DESCRIPTION	AMT	ISSUED								
														BUILDING MARKET VALUE			0												
														TOTAL MARKET OB/XF VALUE			0												
														TOTAL LAND VALUE - MARKET			400,800												
														TOTAL MARKET VALUE			23,930												
														SOH/AGL Deduction			0												
														ASSESSED VALUE			23,930												
														TOTAL EXEMPTION VALUE			0												
														BASE TAXABLE VALUE			23,930												
														TOTAL JUST VALUE			400,800												
														NCON VALUE			0												
														INCOME VALUE															
														PREVIOUS YEAR MKT VALUE			400,800												
DOR CODE					5600					TIMBERLAND 70-79																			
MAP NUM										MKT AREA					09														
NEIGHBORHOOD/LOC					9001.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS										CR 108, HILLIARD																			
EXTRA FEATURES																													
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													
LAND DESCRIPTION										TOTAL OB/XF										0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	42.00	AC		1.00	1.00	1.00	415.00	415.00	17,430												
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	190.00	190.00	5,700												
3	009400	C	RIGHTOFWAY	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	100.00	100.00	800												
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	80.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	400,000												
REVIEW DATE										05/19/2023										BY MLU									
Total Acres:										80.00										Total Land Value: 23,930									
Market:										400,000										Agricultural: 23,130									
Common:										800										PRINTED 08/06/2024 BY SYS									

VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	0		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	400,800		
TOTAL MARKET VALUE	23,930		
SOH/AGL Deduction	0		
ASSESSED VALUE	23,930		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	23,930		
TOTAL JUST VALUE	400,800		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	400,800		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0724/0971	2/24/1995	WD	U	V	09	6,425,000
GRANTOR: CASSIDY CAROL T						
GRANTEE: CCRC WOODLANDS LTD						
0111/0598	1/01/1971	TA	Q	V		14,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS