



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD		PERMIT NUM		DESCRIPTION		AMT		ISSUED															
														Tax Group: 6		Tax Dist:		MH94644		MH MOVE-ON		26,000		10/01/1994															
														BUILDING MARKET VALUE																									
														TOTAL MARKET OB/XF VALUE																									
														TOTAL LAND VALUE - MARKET										329,140															
														TOTAL MARKET VALUE										7,057															
														SOH/AGL Deduction										0															
														ASSESSED VALUE										7,057															
														TOTAL EXEMPTION VALUE										0															
														BASE TAXABLE VALUE										7,057															
														TOTAL JUST VALUE										329,140															
														NCON VALUE										0															
														INCOME VALUE										0															
														PREVIOUS YEAR MKT VALUE										329,140															
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																																							
EXTRA FEATURES										CR 121, HILLIARD																													
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	11.51	AC		1.00	1.00	1.00	415.00	415.00	4,777																						
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	190.00	190.00	2,280																						
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	23.51	AC		1.00	1.00	1.00	14,000.00	14,000.00	329,140																						
REVIEW DATE										05/19/2023										BY MLU																			
Total Acres:										23.51										Total Land Value: 7,057																			
Market:										329,140										Agricultural: 7,057																			
Common:										0										PRINTED 08/06/2024 BY SYS																			

VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		0	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		329,140	
TOTAL MARKET VALUE		7,057	
SOH/AGL Deduction		0	
ASSESSED VALUE		7,057	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		7,057	
TOTAL JUST VALUE		329,140	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		329,140	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH94644	MH MOVE-ON	26,000	10/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/1048	1/19/2023	LE U		I	11	100
GRANTOR: CONNER EDDIE L & BETT						
GRANTEE: CONNER MATTHEW JOHN						
2583/1248	3/23/2009	QC U		V	11	100
GRANTOR: MCLENDON LUTHER S III						
GRANTEE: CONNER EDDIE L & BE						

BUILDING NOTES	

BUILDING DIMENSIONS	