



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION					VALUATION SUMMARY					STANDARD					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	Tax Group: 4	Tax Dist:	STANDARD												
														BUILDING MARKET VALUE			0												
														TOTAL MARKET OB/XF VALUE			0												
														TOTAL LAND VALUE - MARKET			269,360												
														TOTAL MARKET VALUE			5,774												
														SOH/AGL Deduction			0												
														ASSESSED VALUE			5,774												
														TOTAL EXEMPTION VALUE			0												
														BASE TAXABLE VALUE			5,774												
														TOTAL JUST VALUE			269,360												
														NCON VALUE			0												
														INCOME VALUE															
														PREVIOUS YEAR MKT VALUE			269,360												
DOR CODE 5601 TIMBER 2-3 SI 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 POTOCHNIK 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														
SALES DATA																													
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																						
2560/0513		4/29/2022	WD	Q	V	05	400,000																						
GRANTOR: GEIGER DONIE W L/E																													
GRANTEE: BROCK CHADWICK & EL																													
2168/0581		12/25/2017	LE	U	V	11	100																						
GRANTOR: GEIGER DONIE W																													
GRANTEE: GEIGER DONIE W L/E																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	005601	A	TIMB2-3 SI	0		OR	0.00	0.00	13.24	AC		1.00	1.00	1.00	350.00	350.00	4,634												
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	190.00	190.00	1,140												
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	19.24	AC		1.00	1.00	1.00	14,000.00	14,000.00	269,360												
REVIEW DATE 05/19/2023 BY MLU Total Acres: 19.24 Total Land Value: 5,774 Market: 269,360 Agricultural: 5,774 Common: 0 PRINTED 08/06/2024 BY SYS																													