

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		STANDARD														
																			Tax Group: 4		Tax Dist:														
																			BUILDING MARKET VALUE								0								
																			TOTAL MARKET OB/XF VALUE								0								
																			TOTAL LAND VALUE - MARKET								52,000								
																			TOTAL MARKET VALUE								52,000								
																			SOH/AGL Deduction								24,621								
																			ASSESSED VALUE								27,379								
																			TOTAL EXEMPTION VALUE								02	27,379							
																			BASE TAXABLE VALUE								0								
						TOTAL JUST VALUE								52,000																					
						NCON VALUE								0																					
						INCOME VALUE																													
						PREVIOUS YEAR MKT VALUE								52,000																					
DOR CODE		7000	VAC INSTITUTIONAL																																
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					US HWY 1, HILLIARD										BLD DATE						LGL DATE		05/24/2023		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																			