



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
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		350,000											
																					TOTAL MARKET VALUE		12,050											
																					SOH/AGL Deduction		0											
																					ASSESSED VALUE		12,050											
																					TOTAL EXEMPTION VALUE		0											
																					BASE TAXABLE VALUE		12,050											
																					TOTAL JUST VALUE		350,000											
																					NCON VALUE		0											
																					INCOME VALUE													
																					PREVIOUS YEAR MKT VALUE		350,000											
DOR CODE		5500	TIMBERLAND 80-89																															
MAP NUM			MKT AREA																				05											
NEIGHBORHOOD/LOC		5001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS																																		
EXTRA FEATURES							LESSIE RD, 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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	555.00	555.00	11,100																	
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	190.00	190.00	950																	
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	25.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	350,000																	
REVIEW DATE 05/19/2023 BY MLU Total Acres: 25.00 Total Land Value: 12,050 Market: 350,000 Agricultural: 12,050 Common: 0 PRINTED 08/06/2024 BY SYS																																		