



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		150,000								
																			TOTAL MARKET VALUE		150,000								
																			SOH/AGL Deduction		0								
																			ASSESSED VALUE		150,000								
																			TOTAL EXEMPTION VALUE		0								
																			BASE TAXABLE VALUE		150,000								
																			TOTAL JUST VALUE		150,000								
																			NCON VALUE		0								
																			INCOME VALUE										
																			PREVIOUS YEAR MKT VALUE		150,000								
																			HTD 2190/ FGR 565/ FOP 513										
DOR CODE		0000 VACANT																											
MAP NUM					MKT AREA			05																					
NEIGHBORHOOD/LOC		5002.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES					49118 RIVER BLUFF DR, 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													