

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: 6		Tax Dist:										
																			BUILDING MARKET VALUE		0										
																			TOTAL MARKET OB/XF VALUE		0										
																			TOTAL LAND VALUE - MARKET		90,000										
																			TOTAL MARKET VALUE		1,110										
																			SOH/AGL Deduction		0										
																			ASSESSED VALUE		1,110										
																			TOTAL EXEMPTION VALUE		0										
																			BASE TAXABLE VALUE		1,110										
																			TOTAL JUST VALUE		90,000										
																			NCON VALUE		0										
																			INCOME VALUE												
																			PREVIOUS YEAR MKT VALUE		75,000										
DOR CODE		6000			PASTURELAND 1																										
MAP NUM					MKT AREA															09											
NEIGHBORHOOD/LOC		9001			.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES					PIONEER TR, HILLIARD															BLD DATE						LGL DATE		05/09/2025		MLU	
																				XF DATE						LAND DATE		01/21/2025		KBA	
																				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												