



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 Tax Group: 6 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 12,000 TOTAL LAND VALUE - MARKET 458,830 TOTAL MARKET VALUE 70,308 SOH/AGL Deduction 10,800 ASSESSED VALUE 59,508 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 59,508 TOTAL JUST VALUE 470,830 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 441,560									
DOR CODE 5500						TIMBERLAND 80-89																					
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						3551 CR 108, HILLIARD																					
EXTRA FEATURES																BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/21/2025 MLU 11/04/2024 KBA											
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												
1	0936	SEPTC TANK	0 0	0 0	1.00	UT	6,000.00	6,000.00	100	2022	2022	3	100	6,000													
2	0937	WELL	0 0	0 0	1.00	UT	6,000.00	6,000.00	100	2022	2022	3	100	6,000													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011616	CO ISSUED	0	07/29/2022
2200882	MH MOVE-ON	0	05/27/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2001/1508	9/02/2015	WD Q	Q	V	01	155,000
GRANTOR: THOMAS BRENDA & JAMES						
GRANTEE: BRANNEN MICHAEL WOO						
1595/0209	12/01/2008	WD Q	Q	V	06	100
GRANTOR: HODGES DORIS EVELYN						
GRANTEE: THOMAS BRENDA & JAM						

BUILDING NOTES									

BUILDING DIMENSIONS									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 N S	0		OR	0.00	0.00	23.54	AC		1.00	1.00	1.00	525.00	525.00	12,358							
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	MARKET VALUE	0		OR	0.00	0.00	28.54	AC		1.00	1.00	1.00	14,500.00	14,500.00	413,830							
4	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							