

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		12,992										
																					TOTAL LAND VALUE - MARKET		93,600										
																					TOTAL MARKET VALUE		106,592										
																					SOH/AGL Deduction		38,325										
																					ASSESSED VALUE		68,267										
																					TOTAL EXEMPTION VALUE		0										
																					BASE TAXABLE VALUE		68,267										
																					TOTAL JUST VALUE		106,592										
																					NCON VALUE		0										
																					INCOME VALUE												
																					PREVIOUS YEAR MKT VALUE		90,992										
DOR CODE		0001	VAC W/XFOB																														
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						17201 OAK HILL RD, HILLIARD														BLD DATE						LGL DATE		05/09/2025				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																
1	0350	CARPORT WD	0	0	16	20	320.00	SF	13.00	13.00	100	1996	1996	3	20	832																	
2	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	2002	2002	3	20	160																	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000																	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000																	