



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 55 TOTAL MARKET VALUE 55 SOH/AGL Deduction 0 ASSESSED VALUE 55 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 55 TOTAL JUST VALUE 55 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 55											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U / V I / RSN CD SALE PRICE 0724/0967 2/24/1995 WD U V 09 318,929 GRANTOR: CASSIDY RICHARD SR GRANTEE: CCRC WOODLANDS LTD											
																				BUILDING NOTES											
																				BUILDING DIMENSIONS											
DOR CODE 0000 VACANT MAP NUM MKT AREA 08 NEIGHBORHOOD/LOC 8001.00 AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE										CR 108, HILLIARD BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE										TOTALS CR 108, HILLIARD 0											
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 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	000100	C	RES			0			0.00	0.00	2.00	UT		1.00	1.00	1.10	25.00	27.50	55												
																	REVIEW DATE 05/17/2021 BY MH Total Acres: 0.00 Total Land Value: 55 Market: 0 Agricultural: 0 Common: 55 PRINTED 07/30/2025 BY SYS														