

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: 3		Tax Dist:								
																					BUILDING MARKET VALUE		0								
																					TOTAL MARKET OB/XF VALUE		0								
																					TOTAL LAND VALUE - MARKET		68,950								
																					TOTAL MARKET VALUE		68,950								
																					SOH/AGL Deduction		16,600								
																					ASSESSED VALUE		52,350								
																					TOTAL EXEMPTION VALUE		0								
																					BASE TAXABLE VALUE		52,350								
																					TOTAL JUST VALUE		68,950								
																					NCON VALUE		0								
																					INCOME VALUE										
																					PREVIOUS YEAR MKT VALUE		59,100								
DOOR CODE		0000		VACANT																											
MAP NUM							MKT AREA															06									
NEIGHBORHOOD/LOC		6001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES						37086 OXFORD ST, HILLIARD										BLD DATE						LGL DATE		05/08/2025				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														
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