

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: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 83,790 TOTAL MARKET VALUE 83,790 SOH/AGL Deduction 4,788 ASSESSED VALUE 79,002 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 79,002 TOTAL JUST VALUE 83,790 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 71,820										
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 06																											
NEIGHBORHOOD/LOC 6001.00																SALES DATA											
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 0710/0569 8/01/1994 WD Q V 01 39,100 GRANTOR: MCCONNELL IVOR & CRIS GRANTEE: MCCONNELL IVOR & CR 0296/0443 7/01/1979 MS U V 8,700 GRANTOR: GRANTEE:									
TOTALS																BUILDING NOTES											
EXTRA FEATURES						W FIFTH ST, HILLIARD										BUILDING DIMENSIONS											
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	0006	R-3	420.00	420.00	420.00	FF	4	1.14	1.00	0.57	350.00	199.50	83,790										
																	TOTAL OB/XF										
																	0										
REVIEW DATE 05/08/2025 BY MLU Total Acres: 0.00 Total Land Value: 83,790 Market: 0 Agricultural: 0 Common: 83,790 PRINTED 07/30/2025 BY SYS																											