



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 131,250 TOTAL MARKET VALUE 131,250 SOH/AGL Deduction 79,155 ASSESSED VALUE 52,095 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 52,095 TOTAL JUST VALUE 131,250 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 112,500											
																				PERMIT NUM DESCRIPTION AMT ISSUED B0903029 XFOB 0 03/05/2009											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U / V I / RSN CD SALE PRICE 0389/0270 6/01/1983 MS U I 100 GRANTOR: GRANTEE: 0306/0138 12/01/1979 WD Q V 8,000 GRANTOR: GRANTEE:											
DOR CODE 1000 VACANT COMMERCIAL MAP NUM MKT AREA 06 NEIGHBORHOOD/LOC 6001.00 AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/08/2025 MLU											
TOTALS EXTRA FEATURES 15809 CR 108, HILLIARD																				BUILDING NOTES											
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	BUILDING DIMENSIONS														
																	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	0004	CN -	75.00	125.00	175.00	FF		1.00	1.00	1.00	350.00	350.00	61,250														
2	000100	C	RES	0	0004	R-2	200.00	125.00	200.00	FF		1.00	1.00	1.00	350.00	350.00	70,000														
REVIEW DATE 05/08/2025 BY MLU Total Acres: 0.00 Total Land Value: 131,250 Market: 0 Agricultural: 0 Common: 131,250 PRINTED 07/30/2025 BY SYS																															