

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					35,000																		
																							TOTAL MARKET VALUE					35,000																		
																							SOH/AGL Deduction					2,000																		
																							ASSESSED VALUE					33,000																		
																							TOTAL EXEMPTION VALUE					0																		
																							BASE TAXABLE VALUE					33,000																		
																							TOTAL JUST VALUE					35,000																		
																							NCON VALUE					0																		
																							INCOME VALUE																							
																							PREVIOUS YEAR MKT VALUE					30,000																		
DOR 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							27217 NEW FRONT ST, HILLIARD															BLD DATE										LGL DATE					05/08/2025					MLU				
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																							