



| 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           |      |         |      |     |    |        |  |  |  |
|   |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                        | <b>VALUATION BY</b><br>Tax Group: 4 Tax Dist: STANDARD<br><b>BUILDING MARKET VALUE</b> 0<br><b>TOTAL MARKET OB/XF VALUE</b> 0<br><b>TOTAL LAND VALUE - MARKET</b> 1,472,190<br><b>TOTAL MARKET VALUE</b> 237,533<br>SOH/AGL Deduction 0<br><b>ASSESSED VALUE</b> 237,533<br><b>TOTAL EXEMPTION VALUE</b> 0<br><b>BASE TAXABLE VALUE</b> 237,533<br><b>TOTAL JUST VALUE</b> 1,472,190<br>NCON VALUE 0<br><b>INCOME VALUE</b><br>PREVIOUS YEAR MKT VALUE 1,079,606 |                             |      |         |      |     |    |        |  |  |  |
| DOR CODE 5500   |                  |              |                      |              |                      | TIMBERLAND 80-89   |       |                |             |                |                |           |        |                 |            |                        |  |                             |      |         |      |     |    |        |  |  |  |
| MAP NUM   |                  |              |                      |              |                      | MKT AREA           |       |                |             |                |                |           |        |                 |            |                        | 05   |                             |      |         |      |     |    |        |  |  |  |
| NEIGHBORHOOD/LOC  |                  |              |                      |              |                      | 5001.00            |       |                |             |                |                |           |        |                 |            |                        |  |                             |      |         |      |     |    |        |  |  |  |
| AREA TYPE   | TOTAL GROSS AREA | PCT OF BASE  | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |                    |       |                |             |                |                |           |        |                 |            |                        |  |                             |      |         |      |     |    |        |  |  |  |
| TOTALS  |                  |              |                      |              |                      | CR 108, HILLIARD   |       |                |             |                |                |           |        |                 |            |                        | BLD DATE<br>XF DATE<br>INC DATE<br>LGL DATE<br>LAND DATE<br>AG DATE<br>05/13/2025 MLU  |                             |      |         |      |     |    |        |  |  |  |
| EXTRA FEATURES  |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                        |  |                             |      |         |      |     |    |        |  |  |  |
| 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      |                        |  |                             |      |         |      |     |    |        |  |  |  |
|   |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                        | <b>BUILDING NOTES</b>  |                             |      |         |      |     |    |        |  |  |  |
|   |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                        | <b>BUILDING DIMENSIONS</b>   |                             |      |         |      |     |    |        |  |  |  |
|   |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                        | <b>LAND DESCRIPTION</b>  |                             |      |         |      |     |    |        |  |  |  |
|   |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                        | <b>TOTAL OB/XF</b> 0   |                             |      |         |      |     |    |        |  |  |  |
| 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   | 005500           | A            | TIMBER 2 N S         | 0            |                      | OR                 | 0.00  | 0.00           | 430.73      | AC             |                | 1.00      | 1.00   | 1.00            | 525.00     | 525.00                 | 226,133  |                             |      |         |      |     |    |        |  |  |  |
| 2   | 005902           | A            | HARDWOOD SI          | 0            |                      | OR                 | 0.00  | 0.00           | 60.00       | AC             |                | 1.00      | 1.00   | 1.00            | 190.00     | 190.00                 | 11,400   |                             |      |         |      |     |    |        |  |  |  |
| 3   | 009910           | M            | MARKET VALUE         | 0            |                      | OR                 | 0.00  | 0.00           | 490.73      | AC             |                | 1.00      | 1.00   | 1.00            | 3,000.00   | 3,000.00               | 1,472,190  |                             |      |         |      |     |    |        |  |  |  |
| REVIEW DATE 05/13/2025 BY MLU Total Acres: 490.73 Total Land Value: 237,533 Market: 1,472,190 Agricultural: 237,533 Common: 0 PRINTED 07/30/2025 BY SYS |                  |              |                      |              |                      |                    |       |                |             |                |                |           |        |                 |            |                        |  |                             |      |         |      |     |    |        |  |  |  |