

2025

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: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 45,000 TOTAL MARKET VALUE 45,000 SOH/AGL Deduction 12,790 ASSESSED VALUE 32,210 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 32,210 TOTAL JUST VALUE 45,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 35,000										
DOR CODE 0000 VACANT																		PERMIT NUM DESCRIPTION AMT ISSUED MH97 MH MOVE-ON 0 06/01/1997									
MAP NUM MKT AREA 05																		SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 2293/0908 7/26/2019 QC U V 11 100 GRANTOR: TWO-GATE HUNTING CLUB GRANTEE: TWO GATE HUNTING LO 0843/0925 8/03/1998 WD U I 07 10,000 GRANTOR: BRANTLEY LARRY GRANTEE: TWO-GATE HUNTING CL									
NEIGHBORHOOD/LOC 5001.00																		BUILDING NOTES BUILDING DIMENSIONS									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES						MICKEY LN, HILLIARD																					
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												
																BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/21/2025 MLU											
LAND DESCRIPTION																TOTAL OB/XF 0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR			
1	000100	C	RES	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000										
REVIEW DATE 05/21/2025 BY MLU Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS																											