

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								132,795
																	TOTAL MARKET VALUE								132,795
																	SOH/AGL Deduction								43,060
																	ASSESSED VALUE								89,735
																	TOTAL EXEMPTION VALUE								0
																	BASE TAXABLE VALUE								89,735
																	TOTAL JUST VALUE								132,795
																	NCON VALUE								0
																	INCOME VALUE								
																	PREVIOUS YEAR MKT VALUE								108,960
DOR CODE						0000		VACANT																	
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												BLD DATE		LGL DATE		05/13/2025						MLU			
EXTRA FEATURES						151684 CR 108, HILLIARD						XF DATE		LAND DATE											
												INC DATE		AG DATE											
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										

PERMIT NUM		DESCRIPTION	AMT	ISSUED
22009245	NEW CONSTR	396,499	06/16/2022	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2368/1880	6/15/2020	SW	Q	V	01	66,000

GRANTOR: RAYDIENT LLC
GRANTEE: GUY THIAM

BUILDING NOTES										
BUILDING DIMENSIONS										

LAND DESCRIPTION																		TOTAL OB/XF											
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		OR	0.00	0.00	6.81	AC		1.00	1.00	1.00	19,500.00	19,500.00	132,795												