

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		105,495									
																				TOTAL MARKET VALUE		2,110									
																				SOH/AGL Deduction		0									
																				ASSESSED VALUE		2,110									
																				TOTAL EXEMPTION VALUE		0									
																				BASE TAXABLE VALUE		2,110									
																				TOTAL JUST VALUE		105,495									
																				NCON VALUE		0									
																				INCOME VALUE											
																				PREVIOUS YEAR MKT VALUE		102,790									
DOR CODE		5600		TIMBERLAND 70-79																											
MAP NUM					MKT AREA																	09									
NEIGHBORHOOD/LOC		9001		.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES						TANGO LN, HILLIARD														BLD DATE						LGL DATE		05/09/2025		MLU	
																				XF DATE						LAND DATE		02/10/2025		KBA	
																				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													