

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		146,100							
																				TOTAL MARKET VALUE		146,100							
																				SOH/AGL Deduction		34,961							
																				ASSESSED VALUE		111,139							
																				TOTAL EXEMPTION VALUE		0							
																				BASE TAXABLE VALUE		111,139							
																				TOTAL JUST VALUE		146,100							
																				NCON VALUE		0							
																				INCOME VALUE									
																				PREVIOUS YEAR MKT VALUE		107,775							
DOR CODE		1000		VACANT COMMERCIAL																	PERMIT NUM		DESCRIPTION		AMT		ISSUED		
MAP NUM				MKT AREA				09													6394		DEMOLITION		0		04/09/1990		
NEIGHBORHOOD/LOC		9002.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																													
EXTRA FEATURES						US HWY 1, HILLIARD														BLD DATE				LGL DATE		05/21/2025		MLU	
																				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												