



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: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 159,332 TOTAL MARKET VALUE 159,332 SOH/AGL Deduction 0 ASSESSED VALUE 159,332 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 159,332 TOTAL JUST VALUE 159,332 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 159,332												
DOR CODE 4000 VACANT INDUSTRIAL																	PERMIT NUM				DESCRIPTION						AMT		ISSUED	
MAP NUM																														
NEIGHBORHOOD/LOC 6001.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												SALES DATA													
																	OFF RECORD Number DATE TYPE INST Q U / V I / RSN CD SALE PRICE 2686/1628 12/21/2023 WD Q V 01 215,000 GRANTOR: AXIS MANAGEMENT INC GRANTEE: FLORIDA INFRASTRUCT													
TOTALS																														
EXTRA FEATURES						HENRY SMITH RD, 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	BUILDING NOTES													
																	BUILDING DIMENSIONS													
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	004000	C	VAC INDUSTIR	0		M-1			206,910.00	SF		1.00	1.00	1.00	0.75	0.75	155,182													
2	009605	C	WETLANDS	0		M-1			4.15	AC		1.00	1.00	1.00	1,000.00	1,000.00	4,150													
REVIEW DATE 01/19/2024 BY WWA Total Acres: 8.90 Total Land Value: 159,332 Market: 0 Agricultural: 0 Common: 159,332 PRINTED 07/30/2025 BY SYS																														