

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								PAGE 1 of 1	4				
																VALUATION BY								STANDARD							
																Tax Group: 4								Tax Dist:							
																BUILDING MARKET VALUE								0							
																TOTAL MARKET OB/XF VALUE								0							
																TOTAL LAND VALUE - MARKET								138,761							
																TOTAL MARKET VALUE								2,905							
																SOH/AGL Deduction								0							
																ASSESSED VALUE								2,905							
																TOTAL EXEMPTION VALUE								0							
																BASE TAXABLE VALUE								2,905							
																TOTAL JUST VALUE								138,761							
																NCON VALUE								0							
																INCOME VALUE															
																PREVIOUS YEAR MKT VALUE								135,206							
DOR CODE	5500	TIMBERLAND 80-89																													
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					SNAKE CREEK 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																
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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	4.95	AC		1.00	1.00	1.00	525.00	525.00	2,599														
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	190.00	190.00	190														
3	009400	C	RIGHT-OF-WAY	0		OR	0.00	0.00	1.16	AC		1.00	1.00	1.00	100.00	100.00	116														
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	7.11	AC		1.00	1.00	1.00	19,500.00	19,500.00	138,645														
REVIEW DATE	05/09/2025	BY	MLU	Total Acres:	7.11	Total Land Value:	2,905	Market:	138,645	Agricultural:	2,789	Common:	116	PRINTED 07/30/2025 BY SYS																	