

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	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										36,630															
																TOTAL MARKET VALUE										36,630															
																SOH/AGL Deduction										12,048															
																ASSESSED VALUE										24,582															
																TOTAL EXEMPTION VALUE										0															
																BASE TAXABLE VALUE										24,582															
TOTAL JUST VALUE										36,630																															
NCON VALUE										0																															
INCOME VALUE																																									
PREVIOUS YEAR MKT VALUE										24,420																															
DOR CODE						0000 VACANT																																			
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						TOM BROWN 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	DPHT 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	0.74	AC		1.00	1.00	1.10	45,000.00	49,500.00	36,630																								
REVIEW DATE 05/21/2025 BY MLU						Total Acres: 0.74						Total Land Value: 36,630						Market: 0						Agricultural: 0						Common: 36,630						PRINTED 07/30/2025 BY SYS					