

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 Tax Group: 6 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 3,850 TOTAL MARKET VALUE 3,850 SOH/AGL Deduction 3,569 ASSESSED VALUE 281 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 281 TOTAL JUST VALUE 3,850 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 3,850										
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 09																											
NEIGHBORHOOD/LOC 9001.00																SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1521/1194 8/27/2007 QC Q V 06 3,500 GRANTOR: ROWE HERBERT R & FAYE GRANTEE: MANNING WILLIAM A &											
EXTRA FEATURES MANNING LAKE LN, HILLIARD						BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE											
TOTALS 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 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 009630 C SWAMP 0 OR 0.00 0.00 7.70 AC 1.00 1.00 1.00 500.00 500.00 3,850																											
REVIEW DATE 01/14/2021 BY WWA Total Acres: 7.70 Total Land Value: 3,850 Market: 0 Agricultural: 0 Common: 3,850 PRINTED 07/30/2025 BY SYS																											