



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: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 591,800 TOTAL MARKET VALUE 591,800 SOH/AGL Deduction 201,895 ASSESSED VALUE 389,905 TOTAL EXEMPTION VALUE 03 389,905 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 591,800 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 538,000										
DOR CODE 8000 VAC GOVERNMENTAL																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 / CD RSN SALE PRICE 1543/0908 12/28/2007 WD Q V 1,090,000 GRANTOR: SMURFIT-STONE CONTAIN GRANTEE: BOARD OF COUNTY COM											
TOTALS																BLD DATE LGL DATE XF DATE LAND DATE 05/09/2025 MLU INC DATE AG DATE											
EXTRA FEATURES						US HWY 1, HILLIARD										BUILDING NOTES											
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 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	008600	C	COUNTY	0	0005	OR	0.00	0.00	107.60	AC		1.00	1.00	1.00	5,500.00	5,500.00	591,800										
REVIEW DATE 05/09/2025 BY MLU Total Acres: 107.60 Total Land Value: 591,800 Market: 0 Agricultural: 0 Common: 591,800 PRINTED 07/30/2025 BY SYS																											