

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										4
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: 4		Tax Dist:																		
																				BUILDING MARKET VALUE		0																		
																				TOTAL MARKET OB/XF VALUE		0																		
																				TOTAL LAND VALUE - MARKET		297,000																		
																				TOTAL MARKET VALUE		21,127																		
																				SOH/AGL Deduction		0																		
																				ASSESSED VALUE		21,127																		
																				TOTAL EXEMPTION VALUE		0																		
																				BASE TAXABLE VALUE		21,127																		
																				TOTAL JUST VALUE		297,000																		
																				NCON VALUE		0																		
																				INCOME VALUE																				
																				PREVIOUS YEAR MKT VALUE		270,000																		
DOR CODE		5600		TIMBERLAND 70-79																																				
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										DEMPSEY CONNER RD, HILLIARD										BLD DATE				LGL DATE		05/09/2025		MLU												
																				XF DATE				LAND DATE		04/10/2024		DC												
																				INC DATE				AG DATE																
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																							