

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		STANDARD								
																		Tax Group: 4		Tax Dist:								
																		BUILDING MARKET VALUE		0								
																		TOTAL MARKET OB/XF VALUE		0								
																		TOTAL LAND VALUE - MARKET		186,600								
																		TOTAL MARKET VALUE		56,244								
																		SOH/AGL Deduction		14,400								
																		ASSESSED VALUE		41,844								
																		TOTAL EXEMPTION VALUE		0								
																		BASE TAXABLE VALUE		41,844								
																		TOTAL JUST VALUE		186,600								
																		NCON VALUE		0								
																		INCOME VALUE										
																		PREVIOUS YEAR MKT VALUE		144,800								
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					BROKEN ARROW RD, HILLIARD												BLD DATE				LGL DATE		05/21/2025		MLU			
																	XF DATE				LAND DATE		04/25/2024		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										