



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		10,851										
																				TOTAL LAND VALUE - MARKET		51,300										
																				TOTAL MARKET VALUE		62,151										
																				SOH/AGL Deduction		10,448										
																				ASSESSED VALUE		51,703										
																				TOTAL EXEMPTION VALUE		0										
																				BASE TAXABLE VALUE		51,703										
																				TOTAL JUST VALUE		62,151										
																				NCON VALUE		6,000										
																				INCOME VALUE												
																				PREVIOUS YEAR MKT VALUE		66,525										
DOR CODE		0001		VAC		W/XFOB																										
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						26541 SHEARED STOKES 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															
1	0510	GARAGE WD-	0	0	45	20	900.00	SF	26.95	26.95	100	1990	1990	3	20	4,851																
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1950		100	6,000																
LAND DESCRIPTION										TOTAL OB/XF										10,851												
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	000100	C	RES		0	0005	OR	0.00	0.00	1.14	AC	1.00	1.00	1.00	45,000.00	45,000.00	51,300															