

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

MARKET ADJUSTMENTS

TYPEDLSEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE0

TOTAL MARKET OB/XF VALUE12,534

TOTAL LAND VALUE - MARKET345,630

TOTAL MARKET VALUE73,451

SOH/AGL Deduction24,631

ASSESSED VALUE48,820

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE48,820

TOTAL JUST VALUE358,164

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE288,718

DOR CODE5000IMPROVED AG

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9001.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

TOTALS

EXTRA FEATURES15453 CR 108, HILLIARD

BLD DATEXF DATEINC DATE

LGL DATERLAND DATEAG DATE

05/21/2025MLU

01/28/2025KBA

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10311WD GANG WY0019476.00SF45.0045.0010020002000320684

20920CWALL -WD/M0000123.00LF390.00390.00100200020003209,594

30303FLT DOCK W002010200.00SF26.0026.00100200420043321,664

40461IRON FENCE000080.00SF8.508.5010020042004387592

LAND DESCRIPTIONTOTAL OB/XF12,534

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1005000CAGRICULTURAL00000R0.000.001.00AC1.001.001.0045,000.0045,000.0045,000

2005600ATIMBER 3 N S00000R0.000.0027.66AC1.001.001.00390.00390.0010,787

3005902AHARDWOOD SI00000R0.000.0027.00AC1.001.001.00190.00190.005,130

4009910MMARKET VALUE00000R0.000.0054.66AC1.001.001.005,500.005,500.00300,630

REVIEW DATE05/21/2020BYTWA

Total Acres: 55.66Total Land Value: 60,917Market: 300,630Agricultural: 15,917Common: 45,000PRINTED 07/30/2025 BY SYS