

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		76,538											
																					TOTAL MARKET VALUE		76,538											
																					SOH/AGL Deduction		0											
																					ASSESSED VALUE		76,538											
																					TOTAL EXEMPTION VALUE		0											
																					BASE TAXABLE VALUE		76,538											
																					TOTAL JUST VALUE		76,538											
																					NCON VALUE		0											
																					INCOME VALUE													
																					PREVIOUS YEAR MKT VALUE		74,575											
DOR CODE		0000		VACANT																														
MAP NUM					MKT AREA																	09												
NEIGHBORHOOD/LOC		9018		.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
TOTALS																																		
EXTRA FEATURES						172746 ANDREWS RD, HILLIARD						BLD DATE												LGL DATE		05/09/2025						MLU		
												XF DATE												LAND DATE										
												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																		