



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		340,000													
																	TOTAL MARKET VALUE		21,000													
																	SOH/AGL Deduction		0													
																	ASSESSED VALUE		21,000													
																	TOTAL EXEMPTION VALUE		0													
																	BASE TAXABLE VALUE		21,000													
																	TOTAL JUST VALUE		340,000													
																	NCON VALUE		0													
																	INCOME VALUE															
																	PREVIOUS YEAR MKT VALUE		320,000													
																	PERMIT NUM				DESCRIPTION				AMT				ISSUED			
																	SALES DATA															
																	OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE					
																	0724/0967		2/24/1995		WD U		V		09		318,929					
																	GRANTOR: CASSIDY RICHARD SR															
																	GRANTEE: CCRC WOODLANDS LTD															
																	0109/0032		1/01/1971		TA Q		V		6,300							
																	GRANTOR:															
																	GRANTEE:															
																	BUILDING NOTES															
																	BUILDING DIMENSIONS															
																	TOTALS															
																	EXTRA FEATURES															
																	NURSERY TR, HILLIARD															
																	BLD DATE				LGL DATE				05/09/2025		MLU					
																	XF DATE				LAND DATE				02/10/2025		KBA					
																	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																
																	TOTAL OB/XF 0															
LAND DESCRIPTION																	TOTAL OB/XF															
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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	40.00	AC		1.00	1.00	1.00	525.00	525.00	21,000															
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	40.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	340,000															
REVIEW DATE 05/09/2025 BY MLU Total Acres: 40.00 Total Land Value: 21,000 Market: 340,000 Agricultural: 21,000 Common: 0 PRINTED 07/30/2025 BY SYS																																