

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 Tax Group: 6 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 281,010 TOTAL MARKET VALUE 6,828 SOH/AGL Deduction 0 ASSESSED VALUE 6,828 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 6,828 TOTAL JUST VALUE 281,010 NCON VALUE 0 INCOME VALUE 0 PREVIOUS YEAR MKT VALUE 271,320											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 2115/1126 4/18/2017 WD U V 11 100 GRANTOR: HODGES DOUGLAS J SR T GRANTEE: HODGES DOUGLAS J JR											
																				BLD DATE LGL DATE XF DATE LAND DATE 05/09/2025 MLU INC DATE AG DATE 11/04/2024 KBA											
EXTRA FEATURES										TOTAL OB/XF										BUILDING NOTES											
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															
																	BUILDING DIMENSIONS														
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	005100	A	CROPLAND1	0		OR	0.00	0.00	13.38	AC		1.00	1.00	1.00	375.00	375.00	5,018														
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	390.00	390.00	1,170														
3	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500														
4	005970	A	AGRICULTURAL	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	70.00	70.00	140														
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.38	AC		1.00	1.00	1.00	14,500.00	14,500.00	281,010														
REVIEW DATE 05/09/2025 BY MLU																	Total Acres: 19.38 Total Land Value: 6,828 Market: 281,010 Agricultural: 6,828 Common: 0														
																	PRINTED 07/30/2025 BY SYS														