



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										362,500
																	TOTAL MARKET VALUE										11,450
																	SOH/AGL Deduction										0
																	ASSESSED VALUE										11,450
																	TOTAL EXEMPTION VALUE										0
																	BASE TAXABLE VALUE										11,450
																	TOTAL JUST VALUE										362,500
																	NCON VALUE										0
																	INCOME VALUE										
																	PREVIOUS YEAR MKT VALUE										350,000
																	PERMIT NUM										
																	DESCRIPTION										
																	AMT										
																	ISSUED										
																	SALES DATA										
																	OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE		
																	0835/0917		5/29/1998		DS	Q	V	01	100		
																	GRANTOR: BUSH WENDELL & JULE T										
																	GRANTEE: THOMPSON FELIX ETAL										
																	BUILDING NOTES										
																	BUILDING DIMENSIONS										
																	TOTALS										
																	EXTRA FEATURES										
																	LESSIE RD, HILLIARD										
																	BLD DATE										
																	XF DATE										
																	INC DATE										
																	LGL DATE										
																	LAND DATE										05/13/2025
																	AG DATE										MLU
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
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	20.00	AC		1.00	1.00	1.00	525.00	525.00	10,500										
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	190.00	190.00	950										
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	25.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	362,500										
																	REVIEW DATE										05/13/2025
																	BY										MLU
																	Total Acres:										25.00
																	Total Land Value:										11,450
																	Market:										362,500
																	Agricultural:										11,450
																	Common:										0
																	PRINTED										07/30/2025 BY SYS