

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: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 134,550 TOTAL MARKET VALUE 2,618 SOH/AGL Deduction 0 ASSESSED VALUE 2,618 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 2,618 TOTAL JUST VALUE 134,550 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 110,400																
DOR CODE 5500 TIMBERLAND 80-89																PERMIT NUM				DESCRIPTION				AMT		ISSUED							
MAP NUM MKT AREA 05																																	
NEIGHBORHOOD/LOC 5001.00																SALES DATA																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE												OFF RECORD Number		DATE		TYPE INST		Q / V / I / V		RSN CD		SALE PRICE	
																						1597/1193		12/16/2008		WD Q		V 01		100			
																	GRANTOR: LEWIS CLAUDE SINCLAIR																
																	GRANTEE: LEWIS CLAUDE S & BA																
																						1580/0474		8/06/2008		WD Q		V 01		100			
																	GRANTOR: LEWIS CLAUDE SINCLAIR																
																	GRANTEE: LEWIS CLAUDE S & BA																
TOTALS																BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/13/2025		MLU			
EXTRA FEATURES						MIDDLE RD, HILLIARD										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																
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	3.90	AC		1.00	1.00	1.00	525.00	525.00	2,048													
2	005902	A	HARDWOOD SI				0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	190.00	190.00	570													
3	009910	M	MARKET VALUE				0		OR	0.00	0.00	6.90	AC		1.00	1.00	1.00	19,500.00	19,500.00	134,550													
																	TOTAL OB/XF																
																	0																
REVIEW DATE 05/13/2025 BY MLU																	Total Acres: 6.90		Total Land Value: 2,618		Market: 134,550		Agricultural: 2,618		Common: 0		PRINTED 07/30/2025 BY SYS						