

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		11,160												
																			TOTAL LAND VALUE - MARKET		190,000												
																			TOTAL MARKET VALUE		14,860												
																			SOH/AGL Deduction		0												
																			ASSESSED VALUE		14,860												
																			TOTAL EXEMPTION VALUE		0												
																			BASE TAXABLE VALUE		14,860												
																			TOTAL JUST VALUE		201,160												
																			NCON VALUE		0												
																			INCOME VALUE														
																			PREVIOUS YEAR MKT VALUE		220,086												
DOR CODE		6000		PASTURELAND 1																													
MAP NUM					MKT AREA															09													
NEIGHBORHOOD/LOC		9001		.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
TOTALS																																	
EXTRA FEATURES						KINGS FERRY RD, HILLIARD																											
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																	
5	0680	POLE SHED	0	0	40	30			1,200.00	SF	10.00				10.00	100	2026	2022		93		11,160											
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