

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								PAGE 1 of 1	6																																				
																		Valuation By STANDARD Tax Group: 6 Tax Dist: <table><tr><td>BUILDING MARKET VALUE</td><td>0</td></tr><tr><td>TOTAL MARKET OB/XF Value</td><td>6,000</td></tr><tr><td>TOTAL LAND VALUE - Market</td><td>145,000</td></tr><tr><td>TOTAL MARKET VALUE</td><td>28,180</td></tr><tr><td>SOH/AGL Deduction</td><td>5,528</td></tr><tr><td>ASSESSED VALUE</td><td>22,652</td></tr><tr><td>TOTAL EXEMPTION VALUE</td><td>0</td></tr><tr><td>BASE TAXABLE VALUE</td><td>22,652</td></tr><tr><td>TOTAL JUST VALUE</td><td>151,000</td></tr><tr><td>NCON VALUE</td><td>0</td></tr><tr><td>INCOME VALUE</td><td></td></tr><tr><td>PREVIOUS YEAR MKT VALUE</td><td>168,000</td></tr></table>								BUILDING MARKET VALUE	0	TOTAL MARKET OB/XF Value	6,000	TOTAL LAND VALUE - Market	145,000	TOTAL MARKET VALUE	28,180	SOH/AGL Deduction	5,528	ASSESSED VALUE	22,652	TOTAL EXEMPTION VALUE	0	BASE TAXABLE VALUE	22,652	TOTAL JUST VALUE	151,000	NCON VALUE	0	INCOME VALUE		PREVIOUS YEAR MKT VALUE	168,000																
BUILDING MARKET VALUE	0																																																																
TOTAL MARKET OB/XF Value	6,000																																																																
TOTAL LAND VALUE - Market	145,000																																																																
TOTAL MARKET VALUE	28,180																																																																
SOH/AGL Deduction	5,528																																																																
ASSESSED VALUE	22,652																																																																
TOTAL EXEMPTION VALUE	0																																																																
BASE TAXABLE VALUE	22,652																																																																
TOTAL JUST VALUE	151,000																																																																
NCON VALUE	0																																																																
INCOME VALUE																																																																	
PREVIOUS YEAR MKT VALUE	168,000																																																																
DOR CODE	5000 IMPROVED AG																																																																
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							3168 CR 108, 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																																																			
1	0937	WELL	0 0	0 0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3 100	6,000																																																				
LAND DESCRIPTION							TOTAL OB/XF										6,000																																																
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	005000	C	AGRICULTURAL	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000																																																
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	530.00	530.00	3,180																																																
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	126,000																																																
REVIEW DATE		01/01/2023		BY CD	Total Acres:	7.00		Total Land Value:	22,180		Market:	126,000		Agricultural:	3,180		Common:	19,000		PRINTED 07/09/2026 BY SYS																																													