

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		4	
CONSTRUCTION										VALUATION SUMMARY																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND											
DOR CODE		5400		TIMBERLAND 90+																													
MAP NUM						MKT AREA				05																							
NEIGHBORHOOD/LOC		5001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
TOTALS																																	
EXTRA FEATURES										MIDDLE RD, HILLIARD										BLD DATE				LGL DATE		05/08/2026		MLU					
																				XF DATE				LAND DATE		04/24/2026		KB					
																				INC DATE				AG DATE									
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																
LAND DESCRIPTION										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	005401	A	TIMBER 1 P	0		OR	0.00	0.00	15.89	AC		1.00	1.00	1.00	750.00	750.00	11,918																
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	530.00	530.00	1,325																
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	18.39	AC		1.00	1.00	1.00	14,600.00	14,600.00	268,494																
REVIEW DATE		05/08/2026		BY	MLU	Total Acres: 18.39		Total Land Value: 13,243				Market: 268,494				Agricultural: 13,243				Common: 0				PRINTED 07/09/2026 BY SYS									