



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										6,912									
																								TOTAL LAND VALUE - MARKET										125,000									
																								TOTAL MARKET VALUE										131,912									
																								SOH/AGL Deduction										0									
																								ASSESSED VALUE										131,912									
																								TOTAL EXEMPTION VALUE										0									
																								BASE TAXABLE VALUE										131,912									
																								TOTAL JUST VALUE										131,912									
																								NCON VALUE										0									
																								INCOME VALUE																			
																								PREVIOUS YEAR MKT VALUE										104,952									
DOR CODE		0001	VAC W/XFOB																																								
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										PATE DR, 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	0681	POLE SHED	0	0	0	0	864.00	SF	15.00	15.00	100	1995	1995	3	20	2,592																											
2	0681	POLE SHED	0	0	0	0	900.00	SF	15.00	15.00	100	2005	2005	3	32	4,320																											
LAND DESCRIPTION										TOTAL OB/XF										6,912																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	000100	C	RES		0	0006	OR	0.00	0.00	5.00	AC	1.00	1.00	1.00	25,000.00	25,000.00	125,000																										
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