

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								4				
																		VALUATION BY							STANDARD					
																		Tax Group: 4							Tax Dist:					
																		BUILDING MARKET VALUE							0					
																		TOTAL MARKET OB/XF VALUE							0					
																		TOTAL LAND VALUE - MARKET							547,195					
																		TOTAL MARKET VALUE							10,043					
																		SOH/AGL Deduction							0					
																		ASSESSED VALUE							10,043					
																		TOTAL EXEMPTION VALUE							0					
																		BASE TAXABLE VALUE							10,043					
																		TOTAL JUST VALUE							547,195					
																		NCON VALUE							0					
																		INCOME VALUE												
																		PREVIOUS YEAR MKT VALUE							436,995					
DOR CODE	5900					TIMBERLAND UNCLASS																								
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						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	005902	A	HARDWOOD SI	0		OR	0.00	0.00	32.75	AC	1.00	1.00	1.00		170.00	170.00	5,568													
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	11.33	AC	1.00	1.00	1.00		395.00	395.00	4,475													
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	44.08	AC	1.00	1.00	1.00		11,000.00	11,000.00	484,880													
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	005902	A	HARDWOOD SI	0		OR	0.00	0.00	32.75	AC		1.00	1.00	1.00	170.00	170.00	5,568													
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	11.33	AC		1.00	1.00	1.00	395.00	395.00	4,475													
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	44.08	AC		1.00	1.00	1.00	11,000.00	11,000.00	484,880													
REVIEW DATE 05/12/2026 BY MLU Total Acres: 44.08 Total Land Value: 10,043 Market: 547,195 Agricultural: 10,043 Common: 0 PRINTED 07/09/2026 BY SYS																														