

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: 6			Tax Dist:													
																			BUILDING MARKET VALUE							0									
																			TOTAL MARKET OB/XF VALUE							0									
																			TOTAL LAND VALUE - MARKET							70,380									
																			TOTAL MARKET VALUE							70,380									
																			SOH/AGL Deduction							9,871									
																			ASSESSED VALUE							60,509									
																			TOTAL EXEMPTION VALUE							0									
																			BASE TAXABLE VALUE							60,509									
						TOTAL JUST VALUE							70,380																						
						NCON VALUE							0																						
						INCOME VALUE																													
						PREVIOUS YEAR MKT VALUE							72,450																						
DOR CODE		0000		VACANT																															
MAP NUM					MKT AREA															09															
NEIGHBORHOOD/LOC		9003		00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS																																			
EXTRA FEATURES					RIVER RD, HILLIARD															BLD DATE					LGL DATE		05/08/2026			MLU					
																				XF DATE					LAND DATE										
																				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																	