

NASSAU COUNTY PROPERTY						PAGE 1 of 1		4
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 4				Tax Dist:				
BUILDING MARKET VALUE				115,364				
TOTAL MARKET OB/XF VALUE				0				
TOTAL LAND VALUE - MARKET				43,520				
TOTAL MARKET VALUE				158,884				
SOH/AGL Deduction				3,627				
ASSESSED VALUE				155,257				
TOTAL EXEMPTION VALUE				0				
BASE TAXABLE VALUE				155,257				
TOTAL JUST VALUE				158,884				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				159,479				
PERMIT NUM DESCRIPTION AMT ISSUED								
MH97	MH MOVE-ON			0			06/01/1997	
SALES DATA								
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2202/1778		5/01/2018	SW	U	I	30	350,000	
GRANTOR: THF NATURAL RESOURCES								
GRANTEE: HILLIARD AVALON FAR								
2045/1835		1/09/2016	WD	Q	I	01	125,000	
GRANTOR: HILLIARD AVALON FARM								
GRANTEE: TRADERS HILL FARMS								
BUILDING NOTES								
BUILDING DIMENSIONS								
USP=[YR=1997] W20 S10 BAS=[YR=1993] W18 S27 E1 UOP=[YR=1997] S10 E36 N10 W36 \$ E37 N27 W20\$ E20 N10\$.								
AND ALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV								
43,520								
Common: 43,520 PRINTED 07/09/2026 BY SYS								