

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				0														
																		TOTAL LAND VALUE - MARKET				392,302														
																		TOTAL MARKET VALUE				10,328														
																		SOH/AGL Deduction				0														
																		ASSESSED VALUE				10,328														
																		TOTAL EXEMPTION VALUE				0														
																		BASE TAXABLE VALUE				10,328														
																		TOTAL JUST VALUE				392,302														
																		NCON VALUE				0														
																		INCOME VALUE																		
																		PREVIOUS YEAR MKT VALUE				389,615														
DOR CODE		5500	TIMBERLAND 80-89															PERMIT NUM				DESCRIPTION				AMT				ISSUED						
MAP NUM			MKT AREA															MH961228				MH MOVE-ON				0				02/01/1996						
NEIGHBORHOOD/LOC		5001.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
TOTALS																																				
EXTRA FEATURES					4842 ABSOLUTE DR, HILLIARD												BLD DATE								LGL DATE				05/08/2026				MLU			
																	XF DATE								LAND DATE				09/18/2025				KBA			
																	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																	
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