



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 6 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 150,000 TOTAL MARKET VALUE 150,000 SOH/AGL Deduction 0 ASSESSED VALUE 150,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 150,000 TOTAL JUST VALUE 150,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 51,800											
DOR CODE		0000 VACANT																		PERMIT NUM DESCRIPTION AMT ISSUED 23002161 GARAGE 139,608 02/17/2023 23001018 NEW CONSTR 327,614 01/24/2023 MH971888 MH MOVE-ON 0 01/08/1997 8728 MH MOVE-ON 2,000 11/04/1991											
MAP NUM		08																		SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 9999/9999 5/23/2022 CN Q V 02 149,000 GRANTOR: BENNETTS PROPERTY SER GRANTEE: WALDSCHMIDT HANS 2467/0568 6/03/2021 WD U V 11 100 GRANTOR: SILCOX MELISSA GRANTEE: BENNETTS PROPERTY S											
NEIGHBORHOOD/LOC		8001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS																															
EXTRA FEATURES										DYAL RD, CALLAHAN																					
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																
																BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/14/2023 MLU															
																BUILDING NOTES															
																BUILDING DIMENSIONS															
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000000	C	VAC RES	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.50	25,000.00	37,500.00	150,000														
REVIEW DATE 06/14/2023 BY MLU Total Acres: 4.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS																															