



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 60,000 TOTAL MARKET VALUE 60,000 SOH/AGL Deduction 0 ASSESSED VALUE 60,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 60,000 TOTAL JUST VALUE 60,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 60,000									
DOR CODE		0000 VACANT																		PERMIT NUM	DESCRIPTION	AMT	ISSUED								
MAP NUM																				C2218621	CO		06/22/2023								
NEIGHBORHOOD/LOC		8124.00																		C2218621	NEW CONSTR	335,969	12/19/2022								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA																
															OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE										
															2599/1947	10/31/2022	WD U	V	30	60,000											
TOTALS																				GRANTOR: KEN GREENE CONTRACTOR											
EXTRA FEATURES		54001 HONEYSUCKLE LN, CALLAHAN																		GRANTEE: ESTRADA BERNIE & CA											
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	GRANTOR: KENNETH L GREENE CONT															
																GRANTEE: KEN GREEN CONTRACTO															
																BUILDING NOTES															
																BUILDING DIMENSIONS															
																TOTAL OB/XF 0															
LAND DESCRIPTION																TOTAL OB/XF															
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	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000														
REVIEW DATE 07/08/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																															