



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 3,042 TOTAL LAND VALUE - MARKET 80,480 TOTAL MARKET VALUE 83,522 SOH/AGL Deduction 28,632 ASSESSED VALUE 54,890 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 54,890 TOTAL JUST VALUE 83,522 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 76,245									
DOR CODE 0001 VAC W/XFOB										MAP NUM MKT AREA 08										NEIGHBORHOOD/LOC 8001.00											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE Q U V I RSN SALE PRICE 2621/1558 2/24/2023 LE U V 11 100 GRANTOR: NELSON CHARLES GILBER GRANTEE: FAIRCLOTH CARRIE 2621/1556 2/24/2023 QC U V 11 100 GRANTOR: NELSON CHARLES GILBER GRANTEE: NELSON GILBERT & SU											
TOTALS										BLD DATE										LGL DATE											
EXTRA FEATURES										ELLIOTT RD, CALLAHAN										05/22/2023 MLU											
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																
1	0681	POLE SHED	0 0	30 13	390.00	SF	15.00	15.00	100	2007	2007	3	52	3,042																	
LAND DESCRIPTION										TOTAL OB/XF 3,042																					
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	000001	C	V RS W/XFOB	0		OR	0.00	0.00	5.03	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,480														
REVIEW DATE 05/21/2021 BY TWA Total Acres: 5.03 Total Land Value: 80,480 Market: 0 Agricultural: 0 Common: 80,480 PRINTED 08/02/2023 BY SYS																															