

BUILDING CHARACTERISTICS								MARKET ADJUSTMENTS									NASSAU COUNTY PROPERTY												
ELEMENT	CD CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A YB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
DOR CODE	5600 TIMBERLAND 70-79																												
MAP NUM							MKT AREA	09																					
NEIGHBORHOOD/LOC		8005.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA			SUBAREA MARKET VALUE																							
TOTALS																	BLD DATE XF DATE INC DATE		LGL DATE LAND DATE AG DATE	05/19/2023 MLU									
EXTRA FEATURES								24523 CRAWFORD 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												
1	0424	CL FNC	6'	0	0	0	1,280.00	LF	20.00	20.00	100	2021	2021	3	99	25,344													
2	0467	FNC GT	25'	0	0	0	2.00	UT	700.00	700.00	100	2021	2021	3	99	1,386													
3	0351	CARPORT MT		0	0	20	18	SF	10.00	10.00	100	2021	2021	3	97	3,492													
4	0351	CARPORT MT		0	0	36	20	SF	10.00	10.00	100	2021	2021	3	97	6,984													
5	0351	CARPORT MT		0	0	30	11	SF	10.00	10.00	100	2021	2021	3	97	3,201													
6	0940	SHEDS/PORT		0	0	12	8	SF	30.00	30.00	100	2021	2021	3	97	2,794													
7	0972	ST LGHT UN		0	0	0	0	UT	1,265.00	1,265.00	100	2021	2021	3	99	3,757													
8	0975	ST LT/ARM		0	0	0	0	UT	500.00	500.00	100	2021	2021	3	99	990													
LAND DESCRIPTION								TOTAL OB/XF										47,948											
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	005600	A	TIMBER 3 SI		0		OR	0.00	0.00	94.00	AC		1.00	1.00	1.00	410.00	410.00	38,540											
2	005902	A	HARDWOOD SI		0			0.00	0.00	6.00	AC		1.00	1.00	1.00	175.00	175.00	1,050											
3	009400	C	RIGHTOFWAY		0			0.00	0.00	35.00	AC		1.00	1.00	1.00	100.00	100.00	3,500											
4	009910	M	MKT.VAL.AG		0			0.00	0.00	135.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	675,000											
REVIEW DATE	03/08/2022		BY	TWX		Total Acres:	135.00		Total Land Value:	43,090		Market:	675,000		Agricultural:	39,590		Common:	3,500		PRINTED 08/02/2023 BY SYS								