

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								72,000									
																			TOTAL MARKET VALUE								1,760									
																			SOH/AGL Deduction								0									
																			ASSESSED VALUE								1,760									
																			TOTAL EXEMPTION VALUE								0									
																			BASE TAXABLE VALUE								1,760									
						TOTAL JUST VALUE								72,000																						
						NCON VALUE								0																						
						INCOME VALUE																														
						PREVIOUS YEAR MKT VALUE								0																						
DOR CODE		5100	CROPLAND CLASS 1																PERMIT NUM		DESCRIPTION			AMT		ISSUED										
MAP NUM			MKT AREA																																	
NEIGHBORHOOD/LOC		8002.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
TOTALS																																				
EXTRA FEATURES					544085 US HWY 1, CALLAHAN													BLD DATE					LGL DATE		05/19/2023			MLU								
																		XF DATE					LAND DATE													
																		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																				