



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: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 70,000 TOTAL MARKET VALUE 70,000 SOH/AGL Deduction 0 ASSESSED VALUE 70,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 70,000 TOTAL JUST VALUE 70,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE																			
DOR CODE		0000 VACANT																		PERMIT NUM				DESCRIPTION				AMT		ISSUED											
MAP NUM																																									
NEIGHBORHOOD/LOC		5022.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE															SALES DATA																						
																			OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 2635/155 4/28/2023 SW Q V 05 507,500 GRANTOR: JKS LAND LLC GRANTEE: MARONDA HOMES LLC O																						
TOTALS										56454 CREEKSIDE WAY, CALLAHAN										BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE		BUILDING NOTES									
EXTRA FEATURES																				BUILDING DIMENSIONS																					
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																									
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	DPTH 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000																								
REVIEW DATE 03/15/2023 BY DC Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS																																									