

W1/2 OF SW1/4
PT OR 2409/494

G&H LAND & TIMBER
PO BOX 1694
CALLAHAN, FL 32011

2023

08-3N-26-0000-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1			
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					825,000							
																					TOTAL MARKET VALUE					396,260							
																					SOH/AGL Deduction					212,500							
																					ASSESSED VALUE					183,760							
																					TOTAL EXEMPTION VALUE					0							
																					BASE TAXABLE VALUE					183,760							
																					TOTAL JUST VALUE					825,000							
																					NCON VALUE					0							
																					INCOME VALUE												
																					PREVIOUS YEAR MKT VALUE					125,000							