

PT OF LOT 46 (S-1)
PT OR 1218/117
EX R/W OR 972/780

LAKHAN ANDREW L/ARMOGAN SHYRAZ ET AL
447063 US HWY 301
CALLAHAN, FL 32011

2023

11-1N-24-2180-0046-0010



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					124,450						
																		TOTAL MARKET VALUE					2,882						
																		SOH/AGL Deduction					0						
																		ASSESSED VALUE					2,882						
																		TOTAL EXEMPTION VALUE					0						
																		BASE TAXABLE VALUE					2,882						
																		TOTAL JUST VALUE					124,450						
																		NCON VALUE					0						
																		INCOME VALUE											
																		PREVIOUS YEAR MKT VALUE					0						
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