



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	PAGE 1 of 1 6											
																	VALUATION BY STANDARD											
																	Tax Group: 6						Tax Dist:					
																	BUILDING MARKET VALUE						0					
																	TOTAL MARKET OB/XF VALUE						0					
																	TOTAL LAND VALUE - MARKET						1,603,566					
																	TOTAL MARKET VALUE						230,145					
																	SOH/AGL Deduction						0					
																	ASSESSED VALUE						230,145					
																	TOTAL EXEMPTION VALUE						0					
																	BASE TAXABLE VALUE						230,145					
DOR CODE					5600							TIMBERLAND 70-79																
MAP NUM												MKT AREA 08																
NEIGHBORHOOD/LOC					8001.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																												
EXTRA FEATURES					OLD ALACHUA TRL, 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													
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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	434.34	AC		1.00	1.00	1.00	410.00	410.00	178,079											
2	005902	A	HARDWOOD SI	0			0.00	0.00	120.00	AC		1.00	1.00	1.00	175.00	175.00	21,000											
3	009400	C	RIGHTOFWAY	0			0.00	0.00	35.66	AC		1.00	1.00	1.00	100.00	100.00	3,566											
4	005500	A	TIMBER 2 SI	0			0.00	0.00	50.00	AC		1.00	1.00	1.00	550.00	550.00	27,500											
5	009910	M	MKT. VAL. AG	0			0.00	0.00	640.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,600,000											
REVIEW DATE 01/14/2021 BY WWA																	Total Acres: 640.00 Total Land Value: 230,145 Market: 1,600,000 Agricultural: 226,579 Common: 3,566 PRINTED 08/02/2023 BY SYS											