



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: 1 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 2,400,144 TOTAL MARKET VALUE 2,400,144 SOH/AGL Deduction 915,155 ASSESSED VALUE 1,484,989 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,484,989 TOTAL JUST VALUE 2,400,144 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,349,990				
DOR CODE			1000 VACANT COMMERCIAL																
MAP NUM			MKT AREA												07				
NEIGHBORHOOD/LOC			7002.00																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E995576	CHNGE SRVC	0	01/02/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/0758	1/30/2006	WD Q	V			2,000,000
GRANTOR: G & H LAND DEV LLC						
GRANTEE: MAIN LINE TIMBER LL						
1385/0738	1/30/2006	WD Q	V			1,000,000
GRANTOR: BEL PROPERTY MANAGEME						
GRANTEE: G & H LAND DEV LLC						

EXTRA FEATURES															TOTALS				
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			
US HWY 1, CALLAHAN																			

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES														
BUILDING DIMENSIONS														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001000	C	COMMERCIAL	0		CI	0.00	0.00	599,366.00	SF		1.00	1.00	1.00	4.00	4.00	2,397,464							
2	009602	C	RETENTION PO	0		CI	0.00	0.00	5.75	AC		1.00	1.00	1.00	100.00	100.00	575							
3	009630	C	SWAMP	0		CI	0.00	0.00	4.21	AC		1.00	1.00	1.00	500.00	500.00	2,105							