



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
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		1,242,375											
																			TOTAL MARKET VALUE		188,237											
																			SOH/AGL Deduction		0											
																			ASSESSED VALUE		188,237											
																			TOTAL EXEMPTION VALUE		0											
																			BASE TAXABLE VALUE		188,237											
																			TOTAL JUST VALUE		1,242,375											
																			NCON VALUE		0											
																			INCOME VALUE													
																			PREVIOUS YEAR MKT VALUE		0											
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						US HWY 301, CALLAHAN										BLD DATE				LGL DATE		05/19/2023		MLU								
																XF DATE				LAND DATE												
																INC DATE				AG DATE												
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																