



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 Tax Group: 6 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 51,875 TOTAL MARKET VALUE 51,875 SOH/AGL Deduction 21,746 ASSESSED VALUE 30,129 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 30,129 TOTAL JUST VALUE 51,875 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 31,125																			
																				PERMIT NUM DESCRIPTION AMT ISSUED B974354 NEW CONSTR 69,061 10/01/1997																			
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 2269/0407 4/16/2019 WD Q V 01 25,000 GRANTOR: COLEMAN DONALD RAY JR GRANTEE: STAMPS ANTHONY P SR 2269/0405 4/16/2019 PR U V 19 100 GRANTOR: COLEMAN DONALD RAY JR GRANTEE: COLEMAN DEBBY JOYCE																			
DOR CODE 0000 VACANT										BLD DATE										LGL DATE																			
MAP NUM MKT AREA 08										XF DATE										LAND DATE 06/16/2023 MLU																			
NEIGHBORHOOD/LOC 8001.00										INC DATE										AG DATE																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
TOTALS																				QUAIL RD, CALLAHAN																			
EXTRA FEATURES																																							
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																							
																	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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR															
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	4.15	AC		1.00	1.00	0.50	25,000.00	12,500.00	51,875																						
REVIEW DATE 06/16/2023 BY MLU Total Acres: 4.15 Total Land Value: 51,875 Market: 0 Agricultural: 0 Common: 51,875 PRINTED 08/02/2023 BY SYS																																							