



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 67,012 TOTAL LAND VALUE - MARKET 366,900 TOTAL MARKET VALUE 99,455 SOH/AGL Deduction 44,453 ASSESSED VALUE 55,002 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 55,002 TOTAL JUST VALUE 433,912 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 20,508											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE Q U / V I / RSN CD SALE PRICE 2186/0944 3/29/2018 TD U I 30 130,000 GRANTOR: TANNER DONALD GENE & GRANTEE: TANNER DONALD GENE											
																				BLD DATE LGL DATE XF DATE LAND DATE 05/19/2023 MLU INC DATE AG DATE											
TOTALS																				35396 TANNER LN, CALLAHAN											
EXTRA FEATURES										BUILDING NOTES										BUILDING DIMENSIONS											
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															
1	0370	CHICKEN HS	0	0	410	30			12,300.00	SF	0.40	0.40	100	1967	1967	3	20	984													
2	0370	CHICKEN HS	0	0	410	30			12,300.00	SF	0.40	0.40	100	1967	1967	3	20	984													
3	0370	CHICKEN HS	0	0	510	40			20,400.00	SF	0.40	0.40	100	1989	1989	3	20	1,632													
4	0370	CHICKEN HS	0	0	510	40			20,400.00	SF	0.40	0.40	100	1989	1989	3	20	1,632													
5	0681	POLE SHED	0	0	45	30			1,350.00	SF	15.00	15.00	100	1980	1980	3	20	4,050													
6	0510	GARAGE WD-	0	0	50	63			3,150.00	SF	35.00	35.00	100	1960	1960	3	20	22,050													
7	0681	POLE SHED	0	0	0	0			1,512.00	SF	15.00	15.00	100	1960	1960	3	20	4,536													
8	0681	POLE SHED	0	0	96	40			3,840.00	SF	15.00	15.00	100	2000	2000	3	29	16,704													
9	0681	POLE SHED	0	0	72	30			2,160.00	SF	15.00	15.00	100	1990	1990	3	20	6,480													
10	0681	POLE SHED	0	0	20	18			360.00	SF	15.00	15.00	100	1990	1990	3	20	1,080													
LAND DESCRIPTION										TOTAL OB/XF										60,132											
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	006005	A	PAST/GRAZE	0			0.00	0.00	70.79	AC		1.00	1.00	1.00	440.00	440.00	31,148														
2	005010	A	SVCE ACRGE	0			0.00	0.00	2.59	AC		1.00	1.00	1.00	500.00	500.00	1,295														
3	009910	M	MKT.VAL.AG	0			0.00	0.00	73.38	AC		1.00	1.00	1.00	5,000.00	5,000.00	366,900														
REVIEW DATE 06/11/2018 BY TW Total Acres: 73.38 Total Land Value: 32,443 Market: 366,900 Agricultural: 32,443 Common: 0 PRINTED 08/02/2023 BY SYS																															



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DOR CODE 5000 IMPROVED AG MAP NUM MKT AREA 08 NEIGHBORHOOD/LOC 8001.00 AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 2186/0944 3/29/2018 TD U I 30 130,000 GRANTOR: TANNER DONALD GENE & GRANTEE: TANNER DONALD GENE									
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11	0681	POLE SHED	0 0	26 20	520.00	SF	15.00	15.00	100	1990	1990	3	20	1,560															
12	0510	GARAGE WD-	0 0	38 20	760.00	SF	35.00	35.00	100	1975	1975	3	20	5,320															
																				BUILDING DIMENSIONS									
LAND DESCRIPTION										TOTAL OB/XF										6,880									
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					
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