

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
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: 4					Tax Dist:							
																						BUILDING MARKET VALUE					0							
																						TOTAL MARKET OB/XF VALUE					37,499							
																						TOTAL LAND VALUE - MARKET					301,600							
																						TOTAL MARKET VALUE					339,099							
																						SOH/AGL Deduction					113,705							
																						ASSESSED VALUE					225,394							
																						TOTAL EXEMPTION VALUE					0							
																						BASE TAXABLE VALUE					225,394							
																						TOTAL JUST VALUE					339,099							
																						NCON VALUE					0							
																						INCOME VALUE												
																						PREVIOUS YEAR MKT VALUE					244,049							
DOR CODE		9900		NO AG ACREAGE																														
MAP NUM				MKT AREA																		09												
NEIGHBORHOOD/LOC		9001		.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS																																		
EXTRA FEATURES						545970 US HWY 1, CALLAHAN														BLD DATE						LGL DATE		05/24/2023				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																	
1	0680	POLE SHED	0	0	40	40	1,600.00	SF	10.00	10.00	100	2018	2018	3	90	14,400																		
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2018	2018	3	100	6,000																		
3	0681	POLE SHED	0	0	40	12	480.00	SF	15.00	15.00	100	2019	2019	3	93	6,696																		
4	0681	POLE SHED	0	0	40	12	480.00	SF	15.00	15.00	100	2019	2019	3	93	6,696																		
5	0811	CONCRETE B	0	0	60	12	720.00	SF	5.20	5.20	100	2019	2019	3	99	3,707																		
LAND DESCRIPTION						TOTAL OB/XF														37,499														
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	009900	C	AC NON-AG	0		OR	0.00	0.00	37.70	AC		1.00	1.00	1.00	8,000.00	8,000.00	301,600																	
REVIEW DATE	01/05/2023	BY	WW	Total Acres: 37.70			Total Land Value: 301,600			Market: 0			Agricultural: 0			Common: 301,600			PRINTED 08/02/2023 BY SYS															