



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
										VALUATION BY STANDARD Tax Group: 6 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 500 TOTAL LAND VALUE - MARKET 444,150 TOTAL MARKET VALUE 92,626 SOH/AGL Deduction 485 ASSESSED VALUE 92,141 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 92,141 TOTAL JUST VALUE 444,650 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 32,000																			
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 / I / RSN CD SALE PRICE 1696/1520 8/26/2010 WD U I 30 100 GRANTOR: COLEMAN J M & FAY S E GRANTEE: COLEMAN J M JR 1165/1383 8/26/2003 WD U I 01 100 GRANTOR: COLEMAN J M & FAYE S GRANTEE: COLEMAN J M JR									
TOTALS										RIVER RD, CALLAHAN										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/13/2023 MLU									
EXTRA FEATURES																				BUILDING NOTES									
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	BUILDING DIMENSIONS													
2	0570	JUNK HOUSE	0 0	0 0	1.00	UT	500.00	500.00	100	1948	1948	3	100	500															
LAND DESCRIPTION										TOTAL OB/XF 500																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	005000	C	RURAL HOME	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000												
2	005600	A	TIMBER 3 SI	0			0.00	0.00	141.00	AC		1.00	1.00	1.00	410.00	410.00	57,810												
3	005902	A	HARDWOOD SI	0			0.00	0.00	24.66	AC		1.00	1.00	1.00	175.00	175.00	4,316												
4	009910	M	MKT.VAL.AG	0			0.00	0.00	165.66	AC		1.00	1.00	1.00	2,500.00	2,500.00	414,150												
REVIEW DATE 01/14/2021 BY WWA										Total Acres: 166.66 Total Land Value: 92,126										Market: 414,150 Agricultural: 62,126 Common: 30,000 PRINTED 08/02/2023 BY SYS									