



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: 1 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 57,050 TOTAL MARKET VALUE 57,050 SOH/AGL Deduction 13,659 ASSESSED VALUE 43,391 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 43,391 TOTAL JUST VALUE 57,050 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 57,050															
DOR CODE 0000 VACANT			MAP NUM		MKT AREA		07								PERMIT NUM				DESCRIPTION				AMT				ISSUED			
NEIGHBORHOOD/LOC 8026.00			AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE								SALES DATA											
																			OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 2343/1301 2/28/2020 WD U V 30 100 GRANTOR: NASSAU INVESTMENTS GRANTEE: PAXON PROFESSIONAL 0147/0642 1/01/1973 MS U V 24,600 GRANTOR: GRANTEE:											

EXTRA FEATURES															BLD DATE				LGL DATE			
US HWY 1, CALLAHAN															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						

BUILDING NOTES											

BUILDING DIMENSIONS											

LAND DESCRIPTION										TOTAL OB/XF														
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	000000	C	VAC RES	0		OR	0.00	0.00	1.63	AC		1.00	1.00	1.00	35,000.00	35,000.00	57,050							