

**CALLAHAN PLAZA LLC/
12300 NW 18TH STREET
PLANTATION, FL 33323**

29-2N-25-0000-0010-0070

[illegible]

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PLANTATION, FL 33323**

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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: 1Tax Dist:									
																								BUILDING MARKET VALUE1,303,803									
																								TOTAL MARKET OB/XF VALUE114,973									
																								TOTAL LAND VALUE - MARKET761,864									
																								TOTAL MARKET VALUE2,180,640									
																								SOH/AGL Deduction0									
																								ASSESSED VALUE2,180,640									
																								TOTAL EXEMPTION VALUE0									
																								BASE TAXABLE VALUE2,180,640									
																								TOTAL JUST VALUE2,180,640									
																								NCON VALUE0									
																								INCOME VALUE									
																								PREVIOUS YEAR MKT VALUE1,365,690									