

2023

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	PAGE 1 of 1																																																																																										
											VALUATION BY										STANDARD																																																																																									
											Tax Group: 1										Tax Dist:																																																																																									
											BUILDING MARKET VALUE										0																																																																																									
											TOTAL MARKET OB/XF VALUE										0																																																																																									
											TOTAL LAND VALUE - MARKET										138,664																																																																																									
											TOTAL MARKET VALUE										138,664																																																																																									
											SOH/AGL Deduction										52,863																																																																																									
											ASSESSED VALUE										85,801																																																																																									
											TOTAL EXEMPTION VALUE										0																																																																																									
											BASE TAXABLE VALUE										85,801																																																																																									
											TOTAL JUST VALUE										138,664																																																																																									
											NCON VALUE										0																																																																																									
											INCOME VALUE																																																																																																			
											PREVIOUS YEAR MKT VALUE										78,001																																																																																									
											PERMIT NUM										DESCRIPTION										AMT										ISSUED																																																																					
											DOR CODE										1000										VACANT COMMERCIAL																																																																															
											MAP NUM										MKT AREA										07																																																																															
											NEIGHBORHOOD/LOC										1290.100																																																																																									
											AREA TYPE										TOTAL GROSS AREA										PCT OF BASE										TOT ADJ AREA										SUBAREA MARKET VALUE																																																											
											TOTALS																																																																																																			
											EXTRA FEATURES										542384 US HWY 1, CALLAHAN										BLD DATE										LGL DATE																																																																					
																															XF DATE										LAND DATE																																																																					
																															INC DATE										AG DATE																																																																					
L	OB/XF	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																																																																																													
N	CODE																																																																																																													
											LAND DESCRIPTION										TOTAL OB/XF										0																																																																															
L	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	001000	C	COMMERCIAL	0		CHT	72.00	227.00	17,333.00	SF		1.00	1.00	1.00	8.00	8.00	138,664																																																																																													
											REVIEW DATE										06/14/2022										BY										HSA										Total Acres: 0.00										Total Land Value: 138,664										Market: 0										Agricultural: 0										Common: 138,664										PRINTED 08/02/2023 BY SYS									