



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 Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 0 TOTAL MARKET VALUE 0 SOH/AGL Deduction 0 ASSESSED VALUE 0 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 0 NCON VALUE 0 INCOME VALUE 0 PREVIOUS YEAR MKT VALUE 0											
																				PERMIT NUM DESCRIPTION AMT ISSUED B2523 SIGN 0 08/01/2002 2280 SIGN 0 09/12/2000 2040 REPAIR/RRF 1,700 02/18/1997											
																				SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I CD PRICE 1356/0731 10/06/2005 WD Q I 2,091,100 GRANTOR: CVS EGL STATE CALLAHA GRANTEE: SCP 2--5C-C20-005 L 1278/1205 12/06/2004 WD Q I 4,067,500 GRANTOR: 2003 CALLAHAN ASSOCIA GRANTEE: CVS EGL STATE CALLA											
DOR CODE N. NOTE RECORD MAP NUM MKT AREA 01 NEIGHBORHOOD/LOC 7001.00 AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE										BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE										BUILDING NOTES BUILDING DIMENSIONS											
TOTALS EXTRA FEATURES 449672 US HWY 301, CALLAHAN										TOTAL OB/XF 0																					
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															
																	LAND DESCRIPTION TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
REVIEW DATE 12/03/2004 BY SWTW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS																															