

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 0 TOTAL LAND VALUE - MARKET 320,000 TOTAL MARKET VALUE 22,000 SOH/AGL Deduction 0 ASSESSED VALUE 22,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 22,000 TOTAL JUST VALUE 320,000 NCON VALUE 0 INCOME VALUE 0 PREVIOUS YEAR MKT VALUE 0											
DOR CODE		5500								TIMBERLAND 80-89																					
MAP NUM										MKT AREA										08											
NEIGHBORHOOD/LOC										8001.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS										RIVER RD, CALLAHAN										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/24/2023 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														
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							
1	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	40.00	AC		1.00	1.00	1.00	550.00	550.00	22,000														
2	009910	M	MKT.VAL.AG	0			0.00	0.00	40.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	320,000														
REVIEW DATE 05/24/2023 BY MLU Total Acres: 40.00 Total Land Value: 22,000 Market: 320,000 Agricultural: 22,000 Common: 0 PRINTED 08/02/2023 BY SYS																															