



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: 6					Tax Dist:									
																	BUILDING MARKET VALUE					0									
																	TOTAL MARKET OB/XF VALUE					0									
																	TOTAL LAND VALUE - MARKET					500,000									
																	TOTAL MARKET VALUE					34,400									
																	SOH/AGL Deduction					0									
																	ASSESSED VALUE					34,400									
																	TOTAL EXEMPTION VALUE					0									
																	BASE TAXABLE VALUE					34,400									
																	TOTAL JUST VALUE					500,000									
																	NCON VALUE					0									
																	INCOME VALUE					0									
																	PREVIOUS YEAR MKT VALUE					0									
DOR CODE																	5600					TIMBERLAND 70-79									
MAP NUM																						MKT AREA					08				
NEIGHBORHOOD/LOC																	8001.00														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS																															
EXTRA FEATURES																	RIVER RD, CALLAHAN					BLD DATE					LGL DATE				
																	XF DATE					LAND DATE					05/19/2023 MLU				
																	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															
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	005600	A	TIMBER 3 SI	0			0.00	0.00	43.00	AC		1.00	1.00	1.00	410.00	410.00	17,630														
2	005970	A	AGRI-POND	0			0.00	0.00	11.00	AC		1.00	1.00	1.00	70.00	70.00	770														
3	006005	A	PAST/GRAZE	0			0.00	0.00	30.00	AC		1.00	1.00	1.00	440.00	440.00	13,200														
4	005902	A	HARDWOOD SI	0			0.00	0.00	16.00	AC		1.00	1.00	1.00	175.00	175.00	2,800														
5	009910	M	MKT.VAL.AG	0			0.00	0.00	100.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	500,000														
REVIEW DATE																	05/19/2023					BY					MLU				
Total Acres:																	100.00					Total Land Value:					34,400				
Market:																	500,000					Agricultural:					34,400				
Common:																	0					PRINTED 08/02/2023 BY SYS									

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE
0777/1602	11/26/1996	WD	Q	V	V		200,000
GRANTOR: TANNER DONALD & BETTY							
GRANTEE: ASPINWALL DONALD &							

**BUILDING NOTES**

**BUILDING DIMENSIONS**