

BLOCK 2 PT OF LOT 3 (S-4)
IN OR 2232/68
NEWCOMB SUB SOUTH CALLAHAN

RIZZI GREGORY M
PSC 1005 BOX 69
FPO, AE 09593

2023

32-2N-25-2920-0002-0034



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: 6						Tax Dist:					
																	BUILDING MARKET VALUE						0					
																	TOTAL MARKET OB/XF VALUE						0					
																	TOTAL LAND VALUE - MARKET						52,150					
																	TOTAL MARKET VALUE						52,150					
																	SOH/AGL Deduction						19,427					
																	ASSESSED VALUE						32,723					
																	TOTAL EXEMPTION VALUE						0					
																	BASE TAXABLE VALUE						32,723					
DOR CODE					0000			VACANT																				
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					44414 NASSAU AV, CALLAHAN																							
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				
1	000115	C	SFR ACRES	0	0005		0.00	0.00	1.49	AC		1.00	1.00	1.00	35,000.00	35,000.00	52,150											
REVIEW DATE 01/14/2021 BY KWA Total Acres: 1.49 Total Land Value: 52,150 Market: 0 Agricultural: 0 Common: 52,150 PRINTED 08/02/2023 BY SYS																												