

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							6							
																			VALUATION BY		STANDARD												
																			Tax Group: 6		Tax Dist:												
																			BUILDING MARKET VALUE		0												
																			TOTAL MARKET OB/XF VALUE		17,496												
																			TOTAL LAND VALUE - MARKET		108,500												
																			TOTAL MARKET VALUE		23,414												
																			SOH/AGL Deduction		13,305												
																			ASSESSED VALUE		10,109												
																			TOTAL EXEMPTION VALUE		0												
																			BASE TAXABLE VALUE		10,109												
																			TOTAL JUST VALUE		125,996												
																			NCON VALUE		0												
																			INCOME VALUE														
																			PREVIOUS YEAR MKT VALUE		3,810												
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																																	
EXTRA FEATURES						44908 COQUINA WAY, CALLAHAN										BLD DATE				LGL DATE		05/31/2017		MF									
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													
1	0681	POLE SHED		0	0	40	36	1,440.00	SF	15.00	15.00		100	2015	2015	3	81	17,496															
LAND DESCRIPTION												TOTAL OB/XF												17,496									
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	005500	A	TIMBER 2 SI		0			0.00	0.00	9.85	AC		1.00	1.00	1.00	550.00		550.00		5,418													
2	005010	A	SVCE ACRGE		0			0.00	0.00	1.00	AC		1.00	1.00	1.00	500.																	