



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																	
																<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 208,050 <b>TOTAL MARKET VALUE</b> 208,050 <b>SOH/AGL Deduction</b> 85,994 <b>ASSESSED VALUE</b> 122,056 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 122,056 <b>TOTAL JUST VALUE</b> 208,050 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 110,960																		
DOR CODE 0000 VACANT															PERMIT NUM B995968					DESCRIPTION GARAGE					AMT 65,000					ISSUED 01/04/1999				
MAP NUM																																		
NEIGHBORHOOD/LOC 5001.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS					GRIFFIN RD, CALLAHAN										BLD DATE					LGL DATE					05/19/2023 MLU									
EXTRA FEATURES															XF 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																			
																SALES DATA																		
																OFF RECORD Number 2399/0115 DATE 10/05/2020 TYPE INST PR U V I V RSN CD 19 SALE PRICE 100 GRANTOR: GRIFFIN FRANCIS M JR GRANTEE: GRIFFIN FRANCIS M J 0586/0597 12/19/1989 QC U V 07 100 GRANTOR: GRIFFIN LINDA S GRANTEE: GRIFFIN FRANCIS M																		
																BUILDING 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	000000	C	VAC RES	0		OR	0.00	0.00	13.87	AC		1.00	1.00	1.00	15,000.00	15,000.00	208,050																	
REVIEW DATE 05/19/2023 BY MLU Total Acres: 13.87 Total Land Value: 208,050 Market: 0 Agricultural: 0 Common: 208,050 PRINTED 08/02/2023 BY SYS																																		