



BUILDING CHARACTERISTICS			
ELEMENT	CD	CONSTRUCTION	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			0
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			11,600
TOTAL MARKET VALUE			11,600
SOH/AGL Deduction			0
ASSESSED VALUE			11,600
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			11,600
TOTAL JUST VALUE			11,600
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			11,600

DOR CODE	1001V	C	W/XFOB
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
			SUBAREA MARKET VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/0582	12/14/2022	WD	Q	I	05	125,000
GRANTOR: HENDERSON CECIL R & B						
GRANTEE: NORTH COAST PROPERT						
0787/1058	3/17/1997	QC	U	I	06	100
GRANTOR: HENDERSON CECIL R & B						
GRANTEE: HENDERSON CECIL & B						

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES

US HWY 1, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

BUILDING NOTES									

BUILDING DIMENSIONS									

LAND DESCRIPTION															TOTAL OB/XF										
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	001000	C	COMMERCIAL	0	0004	CG	0.00	0.00	0.58	AC		1.00	1.00	1.00	20,000.00	20,000.00	11,600								