



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CONSTRUCTION										VALUATION SUMMARY									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
																				<b>VALUATION BY</b> Tax Group: 6 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 29,400 <b>TOTAL MARKET VALUE</b> 29,400 <b>SOH/AGL Deduction</b> 10,952 <b>ASSESSED VALUE</b> 18,448 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 18,448 <b>TOTAL JUST VALUE</b> 29,400 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 29,400									
DOR CODE 0000 VACANT																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>   									
MAP NUM										MKT AREA 08										<b>SALES DATA</b> OFF RECORD Number      DATE      TYPE INST      Q / U      V / I      RSN CD      SALE PRICE 0729/1512      5/17/1995      QC      U      V      06      1,000 GRANTOR: CSX TRANSPORTATION GRANTEE: THOMPSON RANDALL &									
NEIGHBORHOOD/LOC 8026.00																				<b>BUILDING NOTES</b>  									
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
TOTAL ADJ AREA										SUBAREA MARKET VALUE																			
TOTALS										PETREE RD, CALLAHAN										<b>BUILDING DIMENSIONS</b>  									
EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND 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													
																	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	000115	C	SFR ACRES	0	0007		0.00	0.00	0.84	AC		1.00	1.00	1.00	35,000.00	35,000.00	29,400												
<b>REVIEW DATE</b> 11/21/2022 <b>BY</b> KBA Total Acres: 0.84 Total Land Value: 29,400 Market: 0 Agricultural: 0 Common: 29,400 <b>PRINTED 08/02/2023 BY SYS</b>																													