



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
CONSTRUCTION																				PAGE 1 of 1																					
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																			
																						VALUATION BY										STANDARD									
																						Tax Group: 6										Tax Dist:									
																						BUILDING MARKET VALUE										0									
																						TOTAL MARKET OB/XF VALUE										0									
																						TOTAL LAND VALUE - MARKET										30,100									
																						TOTAL MARKET VALUE										30,100									
																						SOH/AGL Deduction										11,817									
																						ASSESSED VALUE										18,283									
																						TOTAL EXEMPTION VALUE										0									
																						BASE TAXABLE VALUE										18,283									
																						TOTAL JUST VALUE										30,100									
																						NCON VALUE										0									
																						INCOME VALUE																			
																						PREVIOUS YEAR MKT VALUE										30,100									
DOR CODE										0000 VACANT																															
MAP NUM																				08																					
NEIGHBORHOOD/LOC										8026.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
TOTALS																						ROBINWOOD CIR, CALLAHAN										BLD DATE									
EXTRA FEATURES																																XF 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																										
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	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			0.00	0.00	2.15	AC		1.00	1.00	0.40	35,000.00	14,000.00	30,100																								
REVIEW DATE 11/21/2022 BY KBA Total Acres: 2.15 Total Land Value: 30,100 Market: 0 Agricultural: 0 Common: 30,100 PRINTED 08/02/2023 BY SYS																																									