



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: 1 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 5,675 <b>TOTAL LAND VALUE - MARKET</b> 64,986 <b>TOTAL MARKET VALUE</b> 70,661 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 70,661 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 70,661 <b>TOTAL JUST VALUE</b> 70,661 <b>NCON VALUE</b> 4,820 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 65,566																																																										
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																																																										
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1860/0769</td> <td>6/04/2013</td> <td>WD Q</td> <td>Q</td> <td>I</td> <td>01</td> <td>67,700</td> </tr> <tr> <td colspan="7">GRANTOR: THREATTE ROSE M</td> </tr> <tr> <td colspan="7">GRANTEE: A &amp; B HALL PROPRTI</td> </tr> <tr> <td>0860/0368</td> <td>12/23/1998</td> <td>WD U</td> <td>V</td> <td></td> <td>05</td> <td>25,000</td> </tr> <tr> <td colspan="7">GRANTOR: JOHNSON LARRY T</td> </tr> <tr> <td colspan="7">GRANTEE: THREATTE ROSE M</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1860/0769	6/04/2013	WD Q	Q	I	01	67,700	GRANTOR: THREATTE ROSE M							GRANTEE: A & B HALL PROPRTI							0860/0368	12/23/1998	WD U	V		05	25,000	GRANTOR: JOHNSON LARRY T							GRANTEE: THREATTE ROSE M						
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										<b>TOTALS</b> 1488 KINGS RD, CALLAHAN BLD DATE 02/17/2022      LGL DATE 02/17/2022 XF DATE      LAND DATE INC DATE      AG DATE																																																																				
<b>EXTRA FEATURES</b>																																																																														
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																																																														
2	0971	ST LGHT OV	0	0	0	1.00	UT	1,555.00	1,555.00	100	2000	2000	3	55	855																																																															
3	0803	ASPHALT C	0	0	0	2,410.00	SF	2.00	2.00	100	2022	2022	3	100	4,820																																																															
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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	001001	C	V CM/XFOBT	0	0004	CI	100.00	333.00	32,493.00	SF		1.00	1.00	1.00	2.00	2.00	64,986																																																													
<b>REVIEW DATE</b> 07/14/2022										<b>BY</b> HS										Total Acres: 0.00      Total Land Value: 64,986      Market: 0      Agricultural: 0      Common: 64,986      PRINTED 08/02/2023 BY SYS																																																										