



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	PAGE 1 of 1																							
																	VALUATION BY																							
																	Tax Group: 1												Tax Dist:											
																	BUILDING MARKET VALUE												0											
																	TOTAL MARKET OB/XF VALUE												0											
																	TOTAL LAND VALUE - MARKET												104,720											
																	TOTAL MARKET VALUE												104,720											
																	SOH/AGL Deduction												71,808											
																	ASSESSED VALUE												32,912											
																	TOTAL EXEMPTION VALUE												04 32,912											
																	BASE TAXABLE VALUE												0											
DOR CODE					8900 MUNICIPAL																																			
MAP NUM												MKT AREA							07																					
NEIGHBORHOOD/LOC					8026.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
TOTALS																																								
EXTRA FEATURES					HOLLOWAY LN, CALLAHAN																																			
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																									
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	008900	C	MUNICIPAL	0		RM	0.00	0.00	3.52	AC		1.00	1.00	0.85	35,000.00	29,750.00	104,720																							
REVIEW DATE 01/14/2021 BY KWA Total Acres: 3.52 Total Land Value: 104,720 Market: 0 Agricultural: 0 Common: 104,720 PRINTED 08/02/2023 BY SYS																																								