

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	VALUATION SUMMARY									
																				VALUATION BY					STANDARD						
																				Tax Group: 6					Tax Dist:						
																				BUILDING MARKET VALUE					0						
																				TOTAL MARKET OB/XF VALUE					0						
																				TOTAL LAND VALUE - MARKET					31,500						
																				TOTAL MARKET VALUE					31,500						
																				SOH/AGL Deduction					0						
																				ASSESSED VALUE					31,500						
																				TOTAL EXEMPTION VALUE					0						
																				BASE TAXABLE VALUE					31,500						
																				TOTAL JUST VALUE					31,500						
																				NCON VALUE					0						
																				INCOME VALUE											
																				PREVIOUS YEAR MKT VALUE					35,000						

PERMIT NUM				DESCRIPTION				AMT				ISSUED			

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2497/1333	9/03/2021	WD U	V	V	37	7,500			
GRANTOR: BELL RONALD W & DONAL									
GRANTEE: PATRICK ADRIAN III									
1028/1690	1/04/2002	WD U	I	I	09	100			
GRANTOR: BELL LOUISE B									
GRANTEE: BELL RONALD & DONAL									

EXTRA FEATURES										BUILDING NOTES									
JAMES ST, CALLAHAN																			

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	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		RM	0.00	0.00	1.00	AC		1.00	1.00	0.90	35,000.00	31,500.00	31,500							