



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 BY										STANDARD										Tax Group: 6										Tax Dist:																																																																																																																																																																																																																											
BUILDING MARKET VALUE										0										TOTAL MARKET OB/XF VALUE										0										TOTAL LAND VALUE - MARKET										0										TOTAL MARKET VALUE										0										SOH/AGL Deduction										0										ASSESSED VALUE										0										TOTAL EXEMPTION VALUE										0										BASE TAXABLE VALUE										0										TOTAL JUST VALUE										0										NCON VALUE										0										INCOME VALUE										0										PREVIOUS YEAR MKT VALUE										0																			
DOR CODE										H.										HEADER RECORD																																																																																																																																																																																																																																					
MAP NUM										MKT AREA										01																																																																																																																																																																																																																																					
NEIGHBORHOOD/LOC										8026.00																																																																																																																																																																																																																																															
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE										TOT ADJ AREA										SUBAREA MARKET VALUE																																																																																																																																																																																																																	
TOTALS										45001 MARVIN ST, CALLAHAN										BLD DATE										LGL DATE										XF DATE										LAND DATE										INC DATE										AG DATE																																																																																																																																																																																			
EXTRA FEATURES										45001 MARVIN ST, CALLAHAN										ORIG COND										YEAR ON										YEAR ACTUAL										Q										% COND										OB/XF MKT VALUE										NOTES																																																																																																																																																																									
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																																																																																																			
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REVIEW DATE										03/19/1987										BY										0										Total Acres: 0.00										Total Land Value: 0										Market: 0										Agricultural: 0										Common: 0										PRINTED 08/02/2023 BY SYS																																																																																																																																																															