

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		60,000								
																					TOTAL MARKET VALUE		60,000								
																					SOH/AGL Deduction		3,735								
																					ASSESSED VALUE		56,265								
																					TOTAL EXEMPTION VALUE		0								
																					BASE TAXABLE VALUE		56,265								
																					TOTAL JUST VALUE		60,000								
																					NCON VALUE		0								
																					INCOME VALUE										
																					PREVIOUS YEAR MKT VALUE		80,000								
DOOR CODE		0000		VACANT																											
MAP NUM							MKT AREA															08									
NEIGHBORHOOD/LOC		8007.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS																															
EXTRA FEATURES		44290 SWALLOWFORK AV, CALLAHAN					BLD DATE							LGL DATE		03/13/2024		MLU													
							XF DATE							LAND DATE																	
							INC 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														
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	000000	C	VAC RES	0	0005	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000														
2	000000	C	VAC RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000														