



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 64,400 TOTAL MARKET VALUE 64,400 SOH/AGL Deduction 33,420 ASSESSED VALUE 30,980 TOTAL EXEMPTION VALUE 03 30,980 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 64,400 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 64,400									
DOR CODE 8000 VAC GOVERNMENTAL										MAP NUM MKT AREA 08										NEIGHBORHOOD/LOC 8026.00											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE Q U / V I / RSN CD SALE PRICE 0674/0880 1/28/1993 WD U V 03 100 GRANTOR: THE SCHOOL BOARD OF GRANTEE: NASSAU COUNTY BRD O											
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/19/2023 MLU											
EXTRA FEATURES										LANDFILL RD, CALLAHAN										BUILDING 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	BUILDING DIMENSIONS															
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	008600	C	COUNTY	0		GPU	0.00	0.00	1.84	AC		1.00	1.00	1.00	35,000.00	35,000.00	64,400														
REVIEW DATE 05/19/2023 BY MLU Total Acres: 1.84 Total Land Value: 64,400 Market: 0 Agricultural: 0 Common: 64,400 PRINTED 08/06/2024 BY SYS																															