

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 39,600 TOTAL MARKET VALUE 39,600 SOH/AGL Deduction 7,712 ASSESSED VALUE 31,888 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 31,888 TOTAL JUST VALUE 39,600 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 39,600															
DOR CODE		0000 VACANT																		PERMIT NUM				DESCRIPTION				AMT		ISSUED							
MAP NUM																																					
NEIGHBORHOOD/LOC		8005.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE															SALES DATA																		
																			OFF RECORD Number DATE TYPE INST Q U / V I / RSN CD SALE PRICE 0679/1399 4/27/1993 WD U V 03 1,800 GRANTOR: CHAMPION INTERNATL GRANTEE: WALLI KAMRUL & S																		
TOTALS																				BLD DATE		LGL DATE		06/13/2023		MLU		BUILDING NOTES									
EXTRA FEATURES										CRAWFORD EXT RD, CALLAHAN										XF DATE		LAND 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	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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.32	AC		1.00	1.00	1.00	30,000.00	30,000.00	39,600																				
REVIEW DATE 06/13/2023 BY MLU Total Acres: 1.32 Total Land Value: 39,600 Market: 0 Agricultural: 0 Common: 39,600 PRINTED 08/06/2024 BY SYS																																					