



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																																																															
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																																																																																														
<table border="1"> <tr> <td colspan="10">DOR CODE</td> <td colspan="12">0000 VACANT</td> </tr> <tr> <td colspan="10">MAP NUM</td> <td colspan="10">MKT AREA</td> <td colspan="2">08</td> </tr> <tr> <td colspan="10">NEIGHBORHOOD/LOC</td> <td colspan="12">8005.00</td> </tr> <tr> <td>AREA TYPE</td> <td>TOTAL GROSS AREA</td> <td>PCT OF BASE</td> <td>TOT ADJ AREA</td> <td>SUBAREA MARKET VALUE</td> <td colspan="17"></td> </tr> <tr> <td colspan="22">TOTALS</td> </tr> </table>																						DOR CODE										0000 VACANT												MAP NUM										MKT AREA										08		NEIGHBORHOOD/LOC										8005.00												AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																		TOTALS																					
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EXTRA FEATURES										WOODS LN, CALLAHAN										BLD DATE		LGL DATE		06/14/2023 MLU																																																																																																											
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	000115	C	SFR ACRES	0		OR	0.00	0.00	2.77	AC		1.00	1.00	1.00	30,000.00	30,000.00	83,100																																																																																																																		
2	009605	C	WETLANDS	0					4.45	AC		1.00	1.00	1.00	1,000.00	1,000.00	4,450																																																																																																																		
REVIEW DATE 03/20/2024 BY WWA Total Acres: 7.22 Total Land Value: 87,550 Market: 0 Agricultural: 0 Common: 87,550 PRINTED 08/06/2024 BY SYS																																																																																																																																			

VALUATION BY		STANDARD
Tax Group: 6		Tax Dist:
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		87,550
TOTAL MARKET VALUE		87,550
SOH/AGL Deduction		0
ASSESSED VALUE		87,550
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		87,550
TOTAL JUST VALUE		87,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2622/1886	2/28/2023	WD	Q	V	01	94,000
GRANTOR: RAWSON MITCHELL D & S						
GRANTEE: MURPHY ALEXA						
2471/0159	6/15/2021	WD	Q	V	01	58,000
GRANTOR: GROTOWSKI STEVEN F						
GRANTEE: RAWSON MITCHELL D &						

BUILDING NOTES

BUILDING DIMENSIONS