



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION					VALUATION SUMMARY					STANDARD					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	VALUATION BY	Tax Group: 6	Tax Dist:	BUILDING MARKET VALUE	TOTAL MARKET OB/XF VALUE	TOTAL LAND VALUE - MARKET	TOTAL MARKET VALUE	SOH/AGL Deduction	ASSESSED VALUE	TOTAL EXEMPTION VALUE	BASE TAXABLE VALUE	TOTAL JUST VALUE	NCON VALUE	INCOME VALUE	PREVIOUS YEAR MKT VALUE		
DOR CODE					0000 VACANT																									
MAP NUM					MKT AREA					09																				
NEIGHBORHOOD/LOC					9013.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS					33250 WIREGRASS WAY, CALLAHAN																									
EXTRA FEATURES																														
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															
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		PUD	0.00	0.00	7.90	AC		1.00	1.00	1.00	18,000.00	18,000.00	142,200													
2	009605	C	WETLANDS	0		PUD	0.00	0.00	3.60	AC		1.00	1.00	1.00	6,000.00	6,000.00	21,600													

NASSAU COUNTY PROPERTY			
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VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			0
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			163,800
TOTAL MARKET VALUE			163,800
SOH/AGL Deduction			78,151
ASSESSED VALUE			85,649
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			85,649
TOTAL JUST VALUE			163,800
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			125,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/0758	7/25/2022	QC	U	I	11	100
GRANTOR: HAINES TIMOTHY G & TA						
GRANTEE: HAINES TIMOTHY & TA						
2355/0583	4/14/2020	WD	Q	V	02	66,000
GRANTOR: BAHRI NABIL & SOHA(H&						
GRANTEE: HAINES TIMOTHY G &						

BUILDING NOTES														

BUILDING DIMENSIONS														