



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									
																						<b>VALUATION BY</b> Tax Group: 6      Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 222,000 <b>TOTAL MARKET VALUE</b> 222,000 SOH/AGL Deduction      0 <b>ASSESSED VALUE</b> 222,000 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 222,000 <b>TOTAL JUST VALUE</b> 222,000 NCON VALUE      0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 124,400									
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		33261 WIREGRASS WAY, CALLAHAN																													
<b>EXTRA FEATURES</b>										<b>SALES DATA</b>																					
										OFF RECORD Number      DATE      TYPE INST      Q / V / I / V      RSN CD      SALE PRICE 2661/1321      8/11/2023      WD Q      V      01      270,000 GRANTOR: COLSEN KEN D & LINDA GRANTEE: HALE GORDON & ISABE 2450/0967      3/30/2021      WD Q      V      01      114,000 GRANTOR: FAIGHT NINA & DONALD GRANTEE: COLSEN KEN D & LIND																					
										<b>BUILDING NOTES</b>																					
										<b>BUILDING DIMENSIONS</b>																					
										BLD DATE      LGL DATE XF DATE      LAND DATE      03/28/2024      MLU 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															
																	<b>LAND DESCRIPTION</b>														
																	<b>TOTAL OB/XF</b> 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	11.80	AC		1.00	1.00	1.00	18,000.00	18,000.00	212,400														
2	009605	C	WETLANDS	0		PUD	0.00	0.00	1.60	AC		1.00	1.00	1.00	6,000.00	6,000.00	9,600														
<b>REVIEW DATE</b> 03/28/2024 <b>BY</b> MLU    Total Acres: 13.40    Total Land Value: 222,000    Market: 0    Agricultural: 0    Common: 222,000 <b>PRINTED 08/06/2024 BY SYS</b>																															