



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">09</td> </tr> <tr> <td colspan="10">NEIGHBORHOOD/LOC</td> <td colspan="12">9013.00</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> </table>																						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																	
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																																									
TOTALS										34680 STEEPLE CHASE WAY, CALLAHAN												03/28/2024		MLU																																																																																					
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																																																																																													
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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	DPHT 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		PUD	0.00	0.00	10.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	180,000																																																																																												
2	009605	C	WETLANDS	0		PUD	0.00	0.00	7.40	AC		1.00	1.00	1.00	2,000.00	2,000.00	14,800																																																																																												