



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	PAGE 1 of 1 6																						
																	VALUATION BY STANDARD																						
																	Tax Group: 6						Tax Dist:																
																	BUILDING MARKET VALUE						0																
																	TOTAL MARKET OB/XF VALUE						0																
																	TOTAL LAND VALUE - MARKET						0																
																	TOTAL MARKET VALUE						0																
																	SOH/AGL Deduction						0																
																	ASSESSED VALUE						0																
																	TOTAL EXEMPTION VALUE						0																
																	BASE TAXABLE VALUE						0																
TOTAL JUST VALUE						0																																	
NCON VALUE						0																																	
INCOME VALUE																																							
PREVIOUS YEAR MKT VALUE						0																																	
DOR CODE					N. NOTE RECORD																																		
MAP NUM					MKT AREA										01																								
NEIGHBORHOOD/LOC					8005.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
TOTALS																																							
EXTRA FEATURES					44100 WOODLAND CT, CALLAHAN																																		
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
REVIEW DATE 02/01/2024					BY KBA					Total Acres: 0.00					Total Land Value: 0					Market: 0					Agricultural: 0					Common: 0					PRINTED 08/06/2024 BY SYS				