

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																	
																			VALUATION BY		STANDARD															
																			Tax Group: 6		Tax Dist:															
																			BUILDING MARKET VALUE										0							
																			TOTAL MARKET OB/XF VALUE										0							
																			TOTAL LAND VALUE - MARKET										35,000							
																			TOTAL MARKET VALUE										35,000							
																			SOH/AGL Deduction										10,843							
																			ASSESSED VALUE										24,157							
																			TOTAL EXEMPTION VALUE										0							
																			BASE TAXABLE VALUE										24,157							
						TOTAL JUST VALUE										35,000																				
						NCON VALUE										0																				
						INCOME VALUE																														
						PREVIOUS YEAR MKT VALUE										35,000																				
						LAND:1:1: OWNS ADJ PARCEL 4-5																														
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																																				
EXTRA FEATURES					43133 PEARL LN, CALLAHAN										BLD DATE				LGL DATE																	
															XF DATE				LAND DATE																	
															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																					