



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 Tax Group: 6 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 51,875 TOTAL MARKET VALUE 51,875 SOH/AGL Deduction 18,733 ASSESSED VALUE 33,142 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 33,142 TOTAL JUST VALUE 51,875 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 51,875											
DOR CODE		0000 VACANT																		PERMIT NUM		DESCRIPTION		AMT		ISSUED					
MAP NUM																				B974354		NEW CONSTR		69,061		10/01/1997					
NEIGHBORHOOD/LOC		8001.00																		SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 2269/0407 4/16/2019 WD Q V 01 25,000 GRANTOR: COLEMAN DONALD RAY JR GRANTEE: STAMPS ANTHONY P SR 2269/0405 4/16/2019 PR U V 19 100 GRANTOR: COLEMAN DONALD RAY JR GRANTEE: COLEMAN DEBBY JOYCE											
TOTALS																				BLD DATE		LGL DATE		06/16/2023		MLU					
EXTRA FEATURES		QUAIL RD, CALLAHAN																		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															
																	BUILDING NOTES BUILDING DIMENSIONS														
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	0005	OR	0.00	0.00	4.15	AC		1.00	1.00	0.50	25,000.00	12,500.00	51,875														
REVIEW DATE 06/16/2023 BY MLU Total Acres: 4.15 Total Land Value: 51,875 Market: 0 Agricultural: 0 Common: 51,875 PRINTED 08/06/2024 BY SYS																															