

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		18,000																				
							TOTAL MARKET VALUE		18,000																				
							SOH/AGL Deduction		4,305																				
							ASSESSED VALUE		13,695																				
							TOTAL EXEMPTION VALUE		0																				
							BASE TAXABLE VALUE		13,695																				
							TOTAL JUST VALUE		18,000																				
							NCON VALUE		0																				
							INCOME VALUE																						
							PREVIOUS YEAR MKT VALUE		18,000																				
DOR CODE		0000	VACANT																										
MAP NUM			MKT AREA						08																				
NEIGHBORHOOD/LOC		8001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES						GOODBREAD RD, CALLAHAN										BLD DATE						LGL DATE		06/13/2023		MLU			
																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												