

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: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 36,549 TOTAL LAND VALUE - MARKET 301,600 TOTAL MARKET VALUE 338,149 SOH/AGL Deduction 90,216 ASSESSED VALUE 247,933 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 247,933 TOTAL JUST VALUE 338,149 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 339,099									
DOR CODE		9900 NO AG ACREAGE																		PERMIT NUM		DESCRIPTION		AMT		ISSUED					
MAP NUM		MKT AREA		09																22009591		NEW CONSTR		342,327		06/22/2022					
NEIGHBORHOOD/LOC		9001.00																		22009592		GARAGE		55,604		06/22/2022					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE												17006714		XFOB		50		10/26/2017					
																				220005028											
TOTALS																															
EXTRA FEATURES										545970 US HWY 1, CALLAHAN																					
																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/24/2023 MLU											
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														
1	0680	POLE SHED	0	0	40	40	1,600.00	SF	10.00	10.00	100	2018	2018	3	87	13,920															
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2018	2018	3	100	6,000															
3	0681	POLE SHED	0	0	40	12	480.00	SF	15.00	15.00	100	2019	2019	3	90	6,480															
4	0681	POLE SHED	0	0	40	12	480.00	SF	15.00	15.00	100	2019	2019	3	90	6,480															
5	0811	CONCRETE B	0	0	60	12	720.00	SF	5.20	5.20	100	2019	2019	3	98	3,669															
TOTAL OB/XF																	36,549														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	009900	C	AC NON-AG	0		OR	0.00	0.00	37.70	AC		1.00	1.00	1.00	8,000.00	8,000.00	301,600														
REVIEW DATE 02/13/2024 BY WW Total Acres: 37.70 Total Land Value: 301,600 Market: 0 Agricultural: 0 Common: 301,600 PRINTED 08/06/2024 BY SYS																															