

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								6	
																				VALUATION BYSTANDARD Tax Group: 6Tax Dist: BUILDING MARKET VALUE0 TOTAL MARKET OB/XF VALUE0 TOTAL LAND VALUE - MARKET320,000 TOTAL MARKET VALUE31,800 SOH/AGL Deduction0 ASSESSED VALUE31,800 TOTAL EXEMPTION VALUE0 BASE TAXABLE VALUE31,800 TOTAL JUST VALUE320,000 NCON VALUE0 INCOME VALUE PREVIOUS YEAR MKT VALUE320,000									
DOR CODE	5401TIMBER 2-1 SI 90+																												
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					RIVER RD, CALLAHAN										BLD DATE						LGL DATE	05/24/2023MLU							
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/XF0												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	005401	A	TIMB2-1 SI	0		OR	0.00	0.00	40.00	AC		1.00	1.00	1.00	795.00	795.00	31,800												
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	40.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	320,000												
REVIEW DATE	05/24/2023	BY	MLU	Total Acres:	40.00	Total Land Value:	31,800	Market:	320,000	Agricultural:	31,800	Common:	0	PRINTED 08/06/2024 BY SYS															