

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		500																	
																				TOTAL LAND VALUE - MARKET		833,300																	
																				TOTAL MARKET VALUE		833,800																	
																				SOH/AGL Deduction		0																	
																				ASSESSED VALUE		833,800																	
																				TOTAL EXEMPTION VALUE		0																	
																				BASE TAXABLE VALUE		833,800																	
																				TOTAL JUST VALUE		833,800																	
																				NCON VALUE		0																	
																				INCOME VALUE																			
																				PREVIOUS YEAR MKT VALUE		444,650																	
DOR CODE										9900										NO AG ACREAGE																			
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		06/13/2024		TD													
																				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																						
1	0570	JUNK HOUSE	0	0	0	0	1.00	UT	500.00	500.00	100	1948	1948	3	100	500																							
LAND DESCRIPTION										TOTAL OB/XF										500																			
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	000001	C	V RS W/XFOB	0		OR			166.66	AC		1.00	1.00	1.00	5,000.00	5,000.00	833,300																						
REVIEW DATE 01/14/2021 BY WWA Total Acres: 166.66 Total Land Value: 833,300 Market: 0 Agricultural: 0 Common: 833,300 PRINTED 08/06/2024 BY SYS																																							