



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: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 2,500 TOTAL MARKET VALUE 2,500 SOH/AGL Deduction 2,466 ASSESSED VALUE 34 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 34 TOTAL JUST VALUE 2,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 2,500																							
																				PERMIT NUM DESCRIPTION AMT ISSUED																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2650/670</td> <td>6/22/2023</td> <td>SW U</td> <td>V</td> <td>V</td> <td>37</td> <td>1,000</td> </tr> </tbody> </table> GRANTOR: CARTER CAROLYN S & MA GRANTEE: DIXIE AVENUE LAND T										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2650/670	6/22/2023	SW U	V	V	37	1,000
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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																											
																	TOTAL OB/XF				0																						
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	009600	C	WASTELAND	0		CH	0.00	0.00	1.00	UT		1.00	1.00	1.00	2,500.00	2,500.00	2,500																										
REVIEW DATE 07/09/2020 BY KBA Total Acres: 0.00 Total Land Value: 2,500 Market: 0 Agricultural: 0 Common: 2,500 PRINTED 08/06/2024 BY SYS																																											