

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: 1 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 0 TOTAL MARKET VALUE 0 SOH/AGL Deduction 0 ASSESSED VALUE 0 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 0 NCON VALUE 0 INCOME VALUE 0 PREVIOUS YEAR MKT VALUE 0							
																						PERMIT NUM DESCRIPTION AMT ISSUED 3 REPAIR/RRF 1,950 10/15/1993 2394 REMODEL 21,500 09/07/1990 2334 REPAIR/RRF 30 10/06/1989							
																						SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1356/0731 10/06/2005 WD Q I 2,091,100 GRANTOR: CVS EGL STATE CALLAHA GRANTEE: SCP 2005C-C20-005 L 1278/1205 12/06/2004 WD Q I 4,067,500 GRANTOR: 2003 CALLAHAN ASSOCIA GRANTEE: CVS EGL STATE CALLA							
																						BUILDING NOTES BUILDING DIMENSIONS							
TOTALS																													
EXTRA FEATURES										US HWY 1, CALLAHAN																			
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/XF												0							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
REVIEW DATE 02/01/2024										BY KBA												Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS							