

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																													
DOR CODE		N. NOTE RECORD												PERMIT NUM				DESCRIPTION				AMT		ISSUED																			
MAP NUM		MKT AREA		01																																							
NEIGHBORHOOD/LOC		7002.00												SALES DATA																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE												OFF RECORD Number				DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE											
																				0212/0101				1/01/1976		MS U		I		28,500													
GRANTOR:																																											
GRANTEE:																																											
TOTALS		45294 THIRD AV, CALLAHAN										BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE																					
EXTRA FEATURES												L		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	DPTH 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																									