

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									
																				<b>VALUATION BY</b> Tax Group: 6 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 317,109 <b>TOTAL MARKET VALUE</b> 25,891 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 25,891 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 25,891 <b>TOTAL JUST VALUE</b> 317,109 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 285,474											
DOR CODE 5600										TIMBERLAND 70-79																					
MAP NUM										MKT AREA										08											
NEIGHBORHOOD/LOC										8001.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS										RIVER RD, CALLAHAN																					
EXTRA FEATURES																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/09/2024 DC 04/09/2024 DC											
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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
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							
1	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	38.27	AC		1.00	1.00	1.00	415.00	415.00	15,882														
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	25.00	AC		1.00	1.00	1.00	370.00	370.00	9,250														
3	009400	C	RIGHTOFWAY	0		OR	0.00	0.00	7.59	AC		1.00	1.00	1.00	100.00	100.00	759														
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	63.27	AC		1.00	1.00	1.00	5,000.00	5,000.00	316,350														
REVIEW DATE 04/09/2024										BY DC										Total Acres: 70.86 Total Land Value: 25,891 Market: 316,350 Agricultural: 25,132 Common: 759 PRINTED 08/06/2024 BY SYS											