

2024

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: 6 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 500,000 TOTAL MARKET VALUE 32,755 SOH/AGL Deduction 0 ASSESSED VALUE 32,755 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 32,755 TOTAL JUST VALUE 500,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 500,000										
																PERMIT NUM DESCRIPTION AMT ISSUED										
																SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I CD PRICE 0777/1602 11/26/1996 WD Q V 200,000 GRANTOR: TANNER DONALD & BETTY GRANTEE: ASPINWALL DONALD &										
																BUILDING NOTES										
																BUILDING DIMENSIONS										
TOTALS 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:																BLD DATE: LGL DATE: 05/19/2023 MLU XF DATE: LAND DATE: AG DATE: INC DATE:										
EXTRA FEATURES RIVER RD, 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	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			0.00	0.00	43.00	AC		1.00	1.00	1.00	415.00	415.00	17,845									
2	005970	A	AGRI-POND	0			0.00	0.00	11.00	AC		1.00	1.00	1.00	70.00	70.00	770									
3	006005	A	PAST/GRAZE	0			0.00	0.00	30.00	AC		1.00	1.00	1.00	370.00	370.00	11,100									
4	005902	A	HARDWOOD SI	0			0.00	0.00	16.00	AC		1.00	1.00	1.00	190.00	190.00	3,040									
5	009910	M	MKT.VAL.AG	0			0.00	0.00	100.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	500,000									