



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	PAGE 1 of 1 6															
																		VALUATION BY STANDARD															
																		Tax Group: 6 Tax Dist:															
																		BUILDING MARKET VALUE 0															
																		TOTAL MARKET OB/XF VALUE 0															
																		TOTAL LAND VALUE - MARKET 1,603,529															
																		TOTAL MARKET VALUE 260,643															
																		SOH/AGL Deduction 0															
																		ASSESSED VALUE 260,643															
																		TOTAL EXEMPTION VALUE 0															
																		BASE TAXABLE VALUE 260,643															
																		TOTAL JUST VALUE 1,603,529															
																		NCON VALUE 0															
																		INCOME VALUE															
																		PREVIOUS YEAR MKT VALUE 1,603,529															
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					OLD ALABAMA TRL, CALLAHAN																												
EXTRA FEATURES					BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 01/01/2019 KB																												
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									
1	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	204.71	AC		1.00	1.00	1.00	555.00	555.00	113,614																
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	300.00	AC		1.00	1.00	1.00	415.00	415.00	124,500																
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	100.00	AC		1.00	1.00	1.00	190.00	190.00	19,000																
4	009400	C	RIGHTOFWAY	0		OR	0.00	0.00	35.29	AC		1.00	1.00	1.00	100.00	100.00	3,529																
5	009910	M	MKT . VAL . AG	0		OR	0.00	0.00	640.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,600,000																
REVIEW DATE 04/30/2024 BY KBA Total Acres: 640.00 Total Land Value: 260,643 Market: 1,600,000 Agricultural: 257,114 Common: 3,529 PRINTED 08/06/2024 BY SYS																																	