NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2024

35-2N-24-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

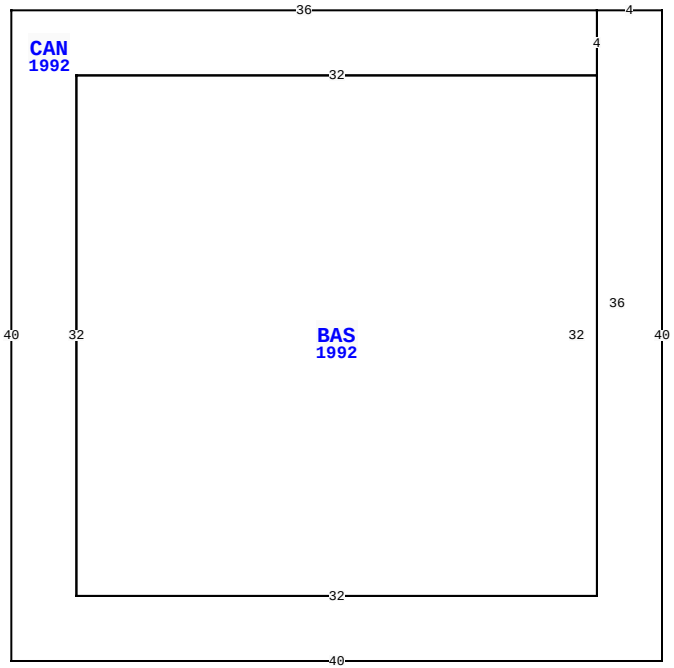
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	1,024	59,884
CAN	576	30	173	10,117
TOTALS	1,600		1,197	70,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1103	04	1,197	77.4900	68.00	81,396	1992	1995	0	0	0	14.00	86.00

1 CONCESSION – 0% - 0 Heated Area: 1024 HX Base Yr



34076 BALLPARK RD, CALLAHAN

BLD DATE	12/05/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		255,209
TOTAL MARKET OB/XF VALUE		130,811
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		546,020
SOH/AGL Deduction		102,983
ASSESSED VALUE		443,037
TOTAL EXEMPTION VALUE	03	443,037
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		546,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		555,155

BLDG:1:1: CONCESSION BLDG FIELDS 1,2 & 3
BALL PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005883	9- SML CANTILEVER	45,476	05/15/2024
R24-04784	REROOF GYM	22,246	04/24/2024
17005463	XFOB - SHADE STRU	21,648	06/20/2017
B1633197	XFOB - STORAGE BL	91,045	10/01/2016
B25603	REMODEL	1,383	02/01/2012
R12827	REPAIR/RRF	4,780	02/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0385/0435	5/01/1983	WD	U	V		100

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1992] W32 S32 E32 N32$ CAN=[YR=1992] N4 W36 S40 E40 N40 W4 S36 W32 N32 E32$.

EXTRA FEATURES

LN	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
1	2520	FIELD LGHT	0	0	0	0	14.00	UT	22,500.00	22,500.00	100	2000	2000	3	20	63,000	
2	0351	CARPORT MT	0	0	40	24	960.00	SF	10.00	10.00	100	2017	2017	3	78	7,488	
3	0810	CONCRETE A	0	0	32	4	128.00	SF	6.50	6.50	100	2017	2017	3	97	807	
4	0811	CONCRETE B	0	0	56	15	840.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,599	
5	0351	CARPORT MT	0	0	23	6	138.00	SF	10.00	10.00	100	1990	1990	3	20	276	
6	0351	CARPORT MT	0	0	23	6	138.00	SF	10.00	10.00	100	1990	1990	3	20	276	
7	0351	CARPORT MT	0	0	30	12	360.00	SF	10.00	10.00	100	2007	2007	3	31	1,116	
8	0351	CARPORT MT	0	0	20	5	100.00	SF	10.00	10.00	100	1990	1990	3	20	200	
9	0351	CARPORT MT	0	0	20	5	100.00	SF	10.00	10.00	100	1990	1990	3	20	200	
10	0351	CARPORT MT	0	0	23	6	138.00	SF	10.00	10.00	100	1990	1990	3	20	276	

TOTAL OB/XF 76,238

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	008600	C	COUNTY	0		GPU	660.00	660.00	10.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	160,000							

REVIEW DATE 04/03/2024 BY KBA Total Acres: 10.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2024

35-2N-24-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

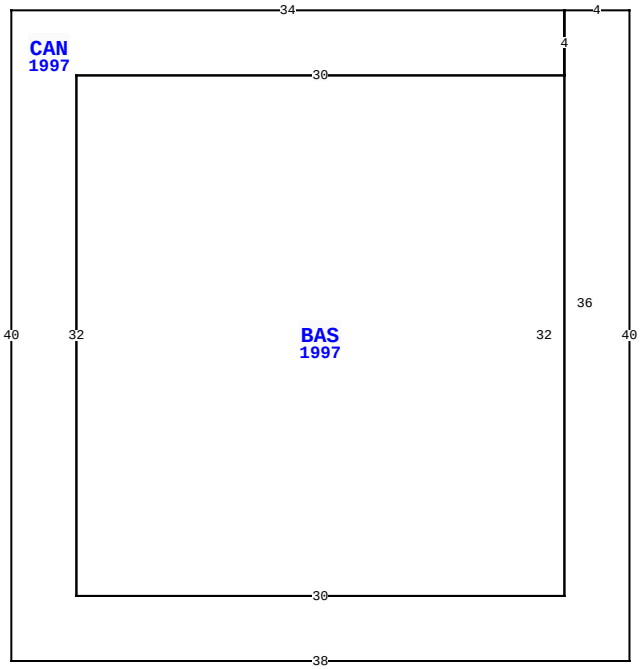
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	70,641
CAN	560	30	168	12,362
TOTALS	1,520		1,128	83,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1103	04	1,128	96.3900	84.58	95,406	1997	1997	0	0	0	13.00	87.00

2 CONCESSION – 0% - 0 Heated Area: 960 HX Base Yr



34076 BALLPARK RD, CALLAHAN

BLD DATE	12/05/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		255,209
TOTAL MARKET OB/XF VALUE		130,811
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		546,020
SOH/AGL Deduction		102,983
ASSESSED VALUE		443,037
TOTAL EXEMPTION VALUE	03	443,037
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		546,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		555,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18298	ADDITION	4,725	08/01/2006
E15425	ELEC OTHER	500	08/01/2005
P09771	OTHER	0	08/01/2005
B0108060	REMODEL	0	03/01/2001
P014581	REMODEL	0	03/01/2001
B006986	NEW CONSTR	0	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0385/0435	5/01/1983	WD	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W30 S32 E30 N32$ CAN=[YR=1997] N4 W34 S40 E38 N40 W4 S36 W30 N32 E30$.

EXTRA FEATURES

LN	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
11	0351	CARPORT MT	0	0	23	6	138.00	SF	10.00	10.00	100	1990	1990	3	20	276	
12	0811	CONCRETE B	0	0	40	14	560.00	SF	5.20	5.20	100	2018	2018	3	97	2,825	
13	0811	CONCRETE B	0	0	30	20	600.00	SF	5.20	5.20	100	2000	2000	3	79	2,465	
14	0466	FNC GT 20'	0	0	0	0	2.00	UT	750.00	750.00	100	1993	1993	3	30	450	
15	0463	FENCE GATE	0	0	0	0	13.00	UT	300.00	300.00	100	1987	1987	3	24	936	
16	0422	CL FNC 4'	0	0	0	0	4,970.00	LF	15.00	15.00	100	1987	1987	3	24	17,892	
17	0430	CL FNC 6B	0	0	0	0	690.00	LF	9.70	9.70	100	1995	1995	3	36	2,409	
18	0351	CARPORT MT	0	0	40	24	960.00	SF	10.00	10.00	100	1995	1995	3	20	1,920	
19	0811	CONCRETE B	0	0	30	20	600.00	SF	5.20	5.20	100	2000	2000	3	79	2,465	
20	0812	CONCRETE C	0	0	0	0	7,258.00	SF	4.00	4.00	100	2000	2000	3	79	22,935	

TOTAL OB/XF 54,573

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/03/2024 BY KBA Total Acres: 10.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2024

35-2N-24-0000-0001-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	03	CONC FINSH 50
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100	160	7,833
FUS	160	100	160	7,833
TOTALS	320		320	15,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	320	53.8650	57.77	18,486	1992	1992	0	0	0	15.25	84.75

3 CLUB HOUSE – 0% - 0 Heated Area: 320 HX Base Yr

34076 BALLPARK RD, CALLAHAN

BLD DATE	12/05/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		255,209
TOTAL MARKET OB/XF VALUE		130,811
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		546,020
SOH/AGL Deduction		102,983
ASSESSED VALUE		443,037
TOTAL EXEMPTION VALUE	03	443,037
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		546,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		555,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B973631	NEW CONSTR	0	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0385/0435	5/01/1983	WD	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1992] W20 S8 E20 N8$ PTR= E15 FUS=[YR=1992] E20 S8 W20 N8$ W15$.

EXTRA FEATURES

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

REVIEW DATE 04/03/2024 BY KBA Total Acres: 10.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS

IN OR 385 PG 435

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2024

35-2N-24-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	03	CONC FINSH 50
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

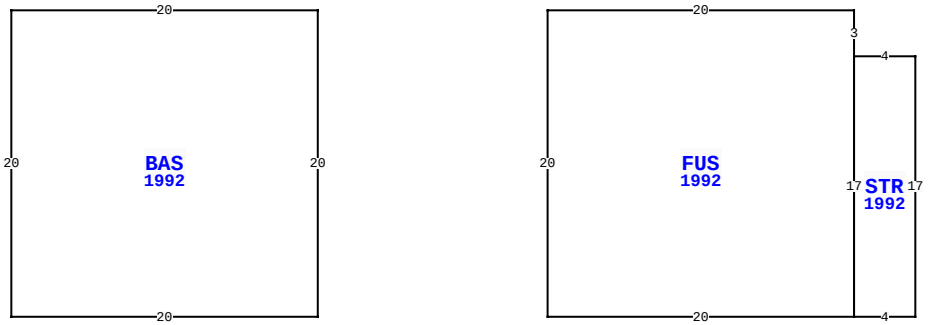
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	400	17,513
FUS	400	100	400	17,513
STR	68	10	7	307
TOTALS	868		807	35,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	807	50.5575	54.22	43,756	1992	1992	0	0	0	19.25	80.75

4 CLUB HOUSE – 0% - 0 Heated Area: 800 HX Base Yr



34076 BALLPARK RD, CALLAHAN

BLD DATE	12/05/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		255,209
TOTAL MARKET OB/XF VALUE		130,811
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		546,020
SOH/AGL Deduction		102,983
ASSESSED VALUE		443,037
TOTAL EXEMPTION VALUE	03	443,037
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		546,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		555,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0385/0435	5/01/1983	WD	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1992] W20 S20 E20 N20$ PTR= E15 FUS=[YR=1992] E20 S3 STR=[YR=1992] E4 S17 W4 N17$ S17 W20 N20$ W15$.

EXTRA FEATURES

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

REVIEW DATE 04/03/2024 BY KBA Total Acres: 10.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2024

35-2N-24-0000-0001-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	03	CONC FINSH 50
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100	160	7,833
FUS	160	100	160	7,833
TOTALS	320		320	15,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	320	53.8650	57.77	18,486	1992	1992	0	0	0	15.25	84.75

5 CLUB HOUSE – 0% - 0 Heated Area: 320 HX Base Yr

34076 BALLPARK RD, CALLAHAN

BLD DATE	12/05/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 5 of 6 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		255,209
TOTAL MARKET OB/XF VALUE		130,811
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		546,020
SOH/AGL Deduction		102,983
ASSESSED VALUE		443,037
TOTAL EXEMPTION VALUE	03	443,037
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		546,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		555,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0385/0435	5/01/1983	WD	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1992] W20 S8 E20 N8$ PTR= E15 FUS=[YR=1992] E20 S8 W20 N8$ W15$.

EXTRA FEATURES

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

REVIEW DATE 04/03/2024 BY KBA Total Acres: 10.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS

IN OR 385 PG 435

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2024

35-2N-24-0000-0001-0030

BUILDING CHARACTERISTICS

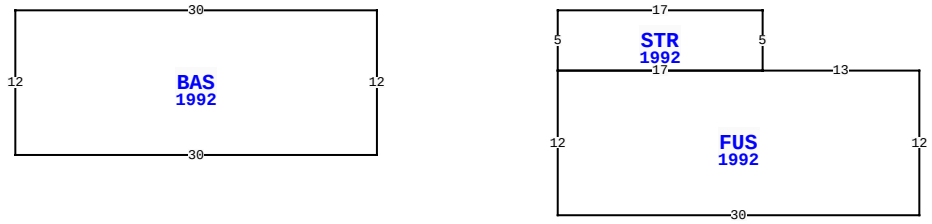
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	03	CONC FINSH 50
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		2 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	360	17,574
FUS	360	100	360	17,574
STR	85	10	8	391
TOTALS	805		728	35,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	728	53.7075	57.60	41,933	1992	1992	0	0	0	15.25	84.75

6 CLUB HOUSE – 0% - 0 Heated Area: 720 HX Base Yr



34076 BALLPARK RD, CALLAHAN

BLD DATE	12/05/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 6 of 6 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		255,209
TOTAL MARKET OB/XF VALUE		130,811
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		546,020
SOH/AGL Deduction		102,983
ASSESSED VALUE		443,037
TOTAL EXEMPTION VALUE	03	443,037
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		546,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		555,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0385/0435	5/01/1983	WD	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1992] W30 S12 E30 N12$ PTR= E15 STR=[YR=1992] E17 S5 FUS=[YR=1992] E13 S12 W30 N12 E17$ W17 N5$ W15$.

EXTRA FEATURES

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

REVIEW DATE 04/03/2024 BY KBA Total Acres: 10.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS