

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: 6		Tax Dist:																				
							BUILDING MARKET VALUE												0										
							TOTAL MARKET OB/XF VALUE												0										
							TOTAL LAND VALUE - MARKET												51,120										
							TOTAL MARKET VALUE												51,120										
							SOH/AGL Deduction												11,273										
							ASSESSED VALUE												39,847										
							TOTAL EXEMPTION VALUE												0										
							BASE TAXABLE VALUE												39,847										
							TOTAL JUST VALUE												51,120										
							NCON VALUE												0										
							INCOME VALUE																						
							PREVIOUS YEAR MKT VALUE												51,120										
DOR CODE		0000		VACANT																									
MAP NUM					MKT AREA		08																						
NEIGHBORHOOD/LOC		8001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES					34130 AMERICA LN, CALLAHAN										BLD DATE						LGL DATE		06/13/2023		MLU				
															XF DATE						LAND DATE								
															INC DATE						AG DATE								
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												