

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		35,032														
																							TOTAL MARKET VALUE		35,032														
																							SOH/AGL Deduction		0														
																							ASSESSED VALUE		35,032														
																							TOTAL EXEMPTION VALUE		0														
																							BASE TAXABLE VALUE		35,032														
																							TOTAL JUST VALUE		35,032														
																							NCON VALUE		0														
																							INCOME VALUE																
																							PREVIOUS YEAR MKT VALUE		35,032														
																							LAND:1:1: ADJ DUE TO WETLANDS KJ 5/16/13																
DOR CODE		0000		VACANT																		PERMIT NUM		DESCRIPTION			AMT		ISSUED										
MAP NUM					MKT AREA																																		
NEIGHBORHOOD/LOC		8026.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																																		
TOTALS																																							
EXTRA FEATURES							SR 115, CALLAHAN										BLD DATE							LGL DATE		05/18/2023			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																					
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	000000	C	VAC RES			0		RM	0.00	0.00	15.57	AC		1.00	1.00	0.15	15,000.00	2,250.00	35,032																				