



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 57,600 TOTAL MARKET VALUE 1,328 SOH/AGL Deduction 0 ASSESSED VALUE 1,328 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,328 TOTAL JUST VALUE 57,600 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 57,600									
DOR CODE 5600										TIMBERLAND 70-79																					
MAP NUM										MKT AREA										08											
NEIGHBORHOOD/LOC										8026.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS										EDEN PL, CALLAHAN										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/19/2023 MLU											
EXTRA FEATURES																				SALES DATA											
																				OFF RECORD Number DATE TYPE INST Q U V I V RSN CD SALE PRICE 0322/0301 9/01/1980 QC U V 100 GRANTOR: GRANTEE: 0322/0299 9/01/1980 WD Q V 5,000 GRANTOR: GRANTEE:											
																				BUILDING NOTES											
																				BUILDING DIMENSIONS											
LAND DESCRIPTION										TOTAL OB/XF																					
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		OR	0.00	0.00	3.20	AC		1.00	1.00	1.00	415.00	415.00	1,328														
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	3.20	AC		1.00	1.00	1.00	18,000.00	18,000.00	57,600														
REVIEW DATE 05/19/2023 BY MLU Total Acres: 3.20 Total Land Value: 1,328 Market: 57,600 Agricultural: 1,328 Common: 0 PRINTED 08/06/2024 BY SYS																															