



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT			CONSTRUCTION							TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND	
DOR CODE			1001V C W/XFOB																														
MAP NUM																																	
NEIGHBORHOOD/LOC			8002.00																														
AREA TYPE			TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																								
TOTALS																																	
EXTRA FEATURES			1488 KINGS RD, CALLAHAN																														
BLD DATE			02/17/2022							KK		LGL DATE		02/17/2022							KK												
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																
1	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	2000	2000	3	52	809																	
2	0803	ASPHALT C	0	0	0	0	2,410.00	SF	2.00	2.00	100	2022	2022	3	90	4,338																	
TOTALS																																	
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	001001	C	V CM/XFOBT	0	0004	INTNS	100.00	333.00	32,493.00	SF		1.00	1.00	1.00	2.00	2.00	64,986																
REVIEW DATE 07/14/2022 BY HS																		Total Acres: 0.00		Total Land Value: 64,986		Market: 0		Agricultural: 0		Common: 64,986		PRINTED 08/06/2024 BY SYS					

VALUATION BY STANDARD

Tax Group: 1 Tax Dist:

BUILDING MARKET VALUE 0

TOTAL MARKET OB/XF VALUE 5,147

TOTAL LAND VALUE - MARKET 64,986

TOTAL MARKET VALUE 70,133

SOH/AGL Deduction 0

ASSESSED VALUE 70,133

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 70,133

TOTAL JUST VALUE 70,133

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 70,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1860/0769	6/04/2013	WD Q	Q	I	01	67,700
GRANTOR: THREATTE ROSE M						
GRANTEE: A & B HALL PROPRTI						
0860/0368	12/23/1998	WD U	V		05	25,000
GRANTOR: JOHNSON LARRY T						
GRANTEE: THREATTE ROSE M						

BUILDING NOTES

BUILDING DIMENSIONS