



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 Tax Group: 6 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 184,280 TOTAL MARKET VALUE 184,280 SOH/AGL Deduction 68,439 ASSESSED VALUE 115,841 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 115,841 TOTAL JUST VALUE 184,280 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 178,335										
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 08																											
NEIGHBORHOOD/LOC 8001.00																SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1731/1242 3/16/2011 WD U V 15 60,000 GRANTOR: BUCCELLA CAROL A & MA GRANTEE: IRBY GARY & MICHELL											
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																BUILDING NOTES											
TOTALS EXTRA FEATURES OFF ELLIOTT RD, CALLAHAN						BLD DATE XF DATE INC DATE										LGL DATE LAND DATE 05/09/2025 MLU 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	BUILDING DIMENSIONS											
																	LAND DESCRIPTION										
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	000100	C	RES	0		OR	0.00	0.00	13.21	AC		1.00	1.00	0.90	15,500.00	13,950.00	184,280										
LAND DESCRIPTION																	TOTAL OB/XF 0										
REVIEW DATE 05/09/2025 BY MLU Total Acres: 13.21 Total Land Value: 184,280 Market: 0 Agricultural: 0 Common: 184,280 PRINTED 07/30/2025 BY SYS																											