

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		15,750									
																			TOTAL MARKET VALUE		15,750									
																			SOH/AGL Deduction		2,275									
																			ASSESSED VALUE		13,475									
																			TOTAL EXEMPTION VALUE		0									
																			BASE TAXABLE VALUE		13,475									
																			TOTAL JUST VALUE		15,750									
																			NCON VALUE		0									
																			INCOME VALUE											
																			PREVIOUS YEAR MKT VALUE		12,250									
																			LOT 35 HAS DRVWY + WELL FOR SFR ON LOT 33											
DOR CODE		0000		VACANT																										
MAP NUM					MKT AREA																08									
NEIGHBORHOOD/LOC		8029.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																														
EXTRA FEATURES					CHARLES ST, CALLAHAN										BLD DATE						LGL DATE		05/21/2025		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												