

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		36,000												
																			TOTAL MARKET VALUE		36,000												
																			SOH/AGL Deduction		16,674												
																			ASSESSED VALUE		19,326												
																			TOTAL EXEMPTION VALUE		0												
																			BASE TAXABLE VALUE		19,326												
																			TOTAL JUST VALUE		36,000												
																			NCON VALUE		0												
																			INCOME VALUE														
																			PREVIOUS YEAR MKT VALUE		30,000												
DOR CODE		0000		VACANT																													
MAP NUM					MKT AREA				08																								
NEIGHBORHOOD/LOC		8007		.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
TOTALS																																	
EXTRA FEATURES					LITTLE SWEETGUM LN, CALLAHAN										BLD DATE						LGL DATE		03/26/2025		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																	