



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 196,075 TOTAL MARKET VALUE 2,656 SOH/AGL Deduction 0 ASSESSED VALUE 2,656 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 2,656 TOTAL JUST VALUE 196,075 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 189,750										
DOR CODE 5500						TIMBERLAND 80-89											PERMIT NUM				DESCRIPTION		AMT		ISSUED		
MAP NUM						MKT AREA 08																					
NEIGHBORHOOD/LOC						8005.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS						WOODS LN, CALLAHAN											BLD DATE				LGL DATE		05/09/2025		MLU		
EXTRA FEATURES																	XF DATE				LAND DATE		03/06/2024		DC		
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											
																	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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	12.65	AC		1.00	1.00	0.40	525.00	210.00	2,656										
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	12.65	AC		1.00	1.00	1.00	15,500.00	15,500.00	196,075										
REVIEW DATE 05/09/2025 BY MLU Total Acres: 12.65 Total Land Value: 2,656 Market: 196,075 Agricultural: 2,656 Common: 0 PRINTED 07/30/2025 BY SYS																											