

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		1,514,560							
																								TOTAL MARKET VALUE		208,046							
																								SOH/AGL Deduction		0							
																								ASSESSED VALUE		208,046							
																								TOTAL EXEMPTION VALUE		0							
																								BASE TAXABLE VALUE		208,046							
																								TOTAL JUST VALUE		1,514,560							
																								NCON VALUE		0							
																								INCOME VALUE									
																								PREVIOUS YEAR MKT VALUE		1,514,560							

WRIGHTS NASSAU COUNTY FAMILY LLC
61957 RIVER RD
CALLAHAN, FL 32011

18-2N-24-0000-0001-0000

REVIEW DATE 03/08/2024 BY DC Total Acres: 640.00 Total Land Value: 208,046 Market: 1,511,000 Agricultural: 204,486 Common: 3,560 PRINTED 07/30/2025 BY SYS