



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: BUILDING MARKET VALUE TOTAL MARKET OB/XF VALUE TOTAL LAND VALUE - MARKET TOTAL MARKET VALUE SOH/AGL Deduction ASSESSED VALUE TOTAL EXEMPTION VALUE BASE TAXABLE VALUE TOTAL JUST VALUE NCON VALUE INCOME VALUE PREVIOUS YEAR MKT VALUE							
DOR CODE 5500						TIMBERLAND 80-89											STANDARD							
MAP NUM						MKT AREA											08							
NEIGHBORHOOD/LOC						8001.00																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												PERMIT NUM DESCRIPTION AMT ISSUED							
TOTALS						ZIDELL RD, CALLAHAN											BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/09/2025 MLU							
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	SALES DATA							
																	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
																	BUILDING NOTES							
																	BUILDING DIMENSIONS							
LAND DESCRIPTION																	TOTAL OB/XF				0			
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	40.00	AC		1.00	1.00	1.00	525.00	525.00	21,000							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	40.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	340,000							

REVIEW DATE 05/09/2025 BY MLU																							Total Acres: 40.00			Total Land Value: 21,000			Market: 340,000			Agricultural: 21,000			Common: 0			PRINTED 07/30/2025 BY SYS		
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