



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	PAGE 1 of 1 6																	
																		VALUATION BY STANDARD																	
																		Tax Group: 6						Tax Dist:											
																		BUILDING MARKET VALUE												0					
																		TOTAL MARKET OB/XF VALUE												0					
																		TOTAL LAND VALUE - MARKET												1,923,566					
																		TOTAL MARKET VALUE												222,009					
																		SOH/AGL Deduction												0					
																		ASSESSED VALUE												222,009					
																		TOTAL EXEMPTION VALUE												0					
																		BASE TAXABLE VALUE												222,009					
TOTAL JUST VALUE												1,923,566																							
NCON VALUE												0																							
INCOME VALUE																																			
PREVIOUS YEAR MKT VALUE												1,603,566																							
DOR CODE						5600						TIMBERLAND 70-79																							
MAP NUM												MKT AREA						08																	
NEIGHBORHOOD/LOC						8001.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																									
TOTALS																																			
EXTRA FEATURES						OLD ALACHUA TRL, CALLAHAN						BLD DATE						LGL DATE																	
												XF DATE						LAND DATE																	
												INC DATE						AG DATE																	
												10/21/2024						KBA																	
												10/21/2024						KBA																	
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																
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	005600	A	TIMBER 3 N S				0		OR	0.00	0.00	434.34	AC		1.00	1.00	1.00	390.00	390.00	169,393															
2	005902	A	HARDWOOD SI				0		OR	0.00	0.00	120.00	AC		1.00	1.00	1.00	190.00	190.00	22,800															
3	009400	C	RIGHT-OF-WAY				0		OR	0.00	0.00	35.66	AC		1.00	1.00	1.00	100.00	100.00	3,566															
4	005500	A	TIMBER 2 N S				0		OR	0.00	0.00	50.00	AC		1.00	1.00	1.00	525.00	525.00	26,250															
5	009910	M	MARKET VALUE				0		OR	0.00	0.00	640.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	1,920,000															
REVIEW DATE 04/30/2024 BY KBA Total Acres: 640.00 Total Land Value: 222,009 Market: 1,920,000 Agricultural: 218,443 Common: 3,566 PRINTED 07/30/2025 BY SYS																																			