

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		45,000								
																					TOTAL MARKET VALUE		45,000								
																					SOH/AGL Deduction		18,427								
																					ASSESSED VALUE		26,573								
																					TOTAL EXEMPTION VALUE		0								
																					BASE TAXABLE VALUE		26,573								
																					TOTAL JUST VALUE		45,000								
																					NCON VALUE		0								
																					INCOME VALUE										
																					PREVIOUS YEAR MKT VALUE		35,000								
DOR CODE		0000		VACANT																											
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					45218 ROBERTS RD, CALLAHAN										BLD DATE						LGL DATE		05/21/2025		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													