



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		11,511												
																							TOTAL LAND VALUE - MARKET		24,750												
																							TOTAL MARKET VALUE		36,261												
																							SOH/AGL Deduction		2,273												
																							ASSESSED VALUE		33,988												
																							TOTAL EXEMPTION VALUE		0												
																							BASE TAXABLE VALUE		33,988												
																							TOTAL JUST VALUE		36,261												
																							NCON VALUE		0												
																							INCOME VALUE														
																							PREVIOUS YEAR MKT VALUE		30,898												
DOR CODE		0001	VAC W/XFOB																																		
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						45109 WHITFIELD RD, CALLAHAN																															
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																				
1	0812	CONCRETE C	0	0	0	0	1,708.00	SF	4.00	4.00	100	1994	1994	3	66	4,509																					
2	0940	SHEDS/PORT	0	0	8	8	64.00	SF	18.30	18.30	100	2002	2002	3	20	234																					
3	0755	FSP	0	0	24	8	192.00	SF	20.00	20.00	100	2002	2002	3	20	768																					
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000																					
LAND DESCRIPTION																		TOTAL OB/XF										11,511									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	000100	C	RES	0		OR	0.00	0.00	0.55	AC		1.00	1.00	1.00	45,000.00	45,000.00	24,750																				