

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		0								
																			ASSESSED VALUE		45,000								
																			TOTAL EXEMPTION VALUE		0								
																			BASE TAXABLE VALUE		45,000								
																			TOTAL JUST VALUE		45,000								
																			NCON VALUE		0								
																			INCOME VALUE										
																			PREVIOUS YEAR MKT VALUE		35,000								
DOR CODE		0000		VACANT															PERMIT NUM		DESCRIPTION		AMT		ISSUED				
MAP NUM				MKT AREA		08															C0250000347		NEW DOUBLE WIDE M		0		01/09/2025		
NEIGHBORHOOD/LOC		8005.00																	240012236		2024 DWMH 3/3 26*				10/31/2024				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																				05/21/2025		MLU							
EXTRA FEATURES					43133 PEARL LN, CALLAHAN					BLD DATE										LGL DATE									
										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												