

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		130,650									
																			TOTAL MARKET VALUE		2,479									
																			SOH/AGL Deduction		0									
																			ASSESSED VALUE		2,479									
																			TOTAL EXEMPTION VALUE		0									
																			BASE TAXABLE VALUE		2,479									
																			TOTAL JUST VALUE		130,650									
																			NCON VALUE		0									
																			INCOME VALUE											
																			PREVIOUS YEAR MKT VALUE		127,300									
DOR CODE		6000		PASTURELAND 1																										
MAP NUM					MKT AREA																08									
NEIGHBORHOOD/LOC		8005		.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																														
EXTRA FEATURES					MEADOWS LN, CALLAHAN															BLD DATE				LGL DATE		05/09/2025		MLU		
																				XF DATE				LAND DATE		03/26/2024		DC		
																				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														