

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					145,948										
																			TOTAL MARKET VALUE					145,948										
																			SOH/AGL Deduction					295										
																			ASSESSED VALUE					145,653										
																			TOTAL EXEMPTION VALUE					0										
																			BASE TAXABLE VALUE					145,653										
																			TOTAL JUST VALUE					145,948										
																			NCON VALUE					0										
																			INCOME VALUE															
																			PREVIOUS YEAR MKT VALUE					132,412										
DOR CODE		0000		VACANT																														
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					33378 MEADOWS LN, CALLAHAN										BLD DATE						LGL DATE		05/09/2025		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																	