

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 588,335 TOTAL MARKET VALUE 44,062 SOH/AGL Deduction 0 ASSESSED VALUE 44,062 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 44,062 TOTAL JUST VALUE 588,335 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 534,850									
DOR CODE 5500										TIMBERLAND 80-89																					
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										THOMAS CREEK RD, CALLAHAN																					
EXTRA FEATURES										BLD DATE										LGL DATE											
										XF DATE										LAND DATE 05/09/2025 MLU											
										INC DATE										AG DATE 01/30/2025 KBA											
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															
LAND DESCRIPTION										TOTAL OB/XF																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	46.99	AC		1.00	1.00	1.00	525.00	525.00	24,670														
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	39.98	AC		1.00	1.00	1.00	390.00	390.00	15,592														
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	190.00	190.00	3,800														
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	106.97	AC		1.00	1.00	1.00	5,500.00	5,500.00	588,335														