



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: 1	Tax Dist:		
																		BUILDING MARKET VALUE	0		
																		TOTAL MARKET OB/XF VALUE	0		
																		TOTAL LAND VALUE - MARKET	100		
																		TOTAL MARKET VALUE	100		
																		SOH/AGL Deduction	0		
																		ASSESSED VALUE	100		
																		TOTAL EXEMPTION VALUE	0		
																		BASE TAXABLE VALUE	100		
																		TOTAL JUST VALUE	100		
																		NCON VALUE	0		
																		INCOME VALUE			
																		PREVIOUS YEAR MKT VALUE	100		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2578/136	5/24/2022	WD	U	V	11	100

GRANTOR: US 1 PROPERTIES LLC
 GRANTEE: CALLAHAN COMMERCE C

EXTRA FEATURES															BLD DATE		LGL 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	XF DATE	LAND DATE	AG DATE	
SR 200, CALLAHAN																				
07/23/2021 KK																				

BUILDING NOTES

BUILDING DIMENSIONS

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	009400	C	RIGHT-OF-WAY	0		CH	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100							