

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 Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 5,649 TOTAL LAND VALUE - MARKET 98,460 TOTAL MARKET VALUE 104,109 SOH/AGL Deduction 26,583 ASSESSED VALUE 77,526 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 77,526 TOTAL JUST VALUE 104,109 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 93,356										
DOR CODE						1000 VACANT COMMERCIAL											PERMIT NUM				DESCRIPTION		AMT		ISSUED		
MAP NUM																											
NEIGHBORHOOD/LOC						1290.100																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS						EWING PARK RD, CALLAHAN											BLD DATE		LGL DATE		11/19/2024		DC				
EXTRA FEATURES																XF DATE		LAND 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										
1	0422	CL FNC 4'	0	0	0	0	386.00	LF	15.00	15.00	100	2018	2018	3	92	5,327											
2	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	2018	2018	3	92	322											
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	001001	C	V CM/XFOBT	0		CH	105.00	205.00	21,880.00	SF		1.00	1.00	0.50	9.00	4.50	98,460										
REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.50 Total Land Value: 98,460 Market: 0 Agricultural: 0 Common: 98,460 PRINTED 07/30/2025 BY SYS																											