

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: 6 Tax Dist: BUILDING MARKET VALUE TOTAL MARKET OB/XF VALUE TOTAL LAND VALUE - MARKET TOTAL MARKET VALUE SOH/AGL Deduction ASSESSED VALUE TOTAL EXEMPTION VALUE BASE TAXABLE VALUE TOTAL JUST VALUE NCON VALUE INCOME VALUE PREVIOUS YEAR MKT VALUE																			
																	STANDARD 0 0 550,000 31,680 0 31,680 0 31,680 550,000 0 500,000																			
DOR CODE 5600							TIMBERLAND 70-79										PERMIT NUM DESCRIPTION AMT ISSUED																			
MAP NUM							MKT AREA 08																													
NEIGHBORHOOD/LOC							8001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
TOTALS							RIVER RD, CALLAHAN										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/09/2025 MLU 02/10/2025 KBA																			
EXTRA FEATURES																	SALES DATA																			
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	OFF RECORD Number	DATE	TYPE INST	Q U	V I	V V	RSN CD	SALE PRICE												
																	0777/1602	11/26/1996	WD	Q	V			200,000												
																	GRANTOR: TANNER DONALD & BETTY																			
																	GRANTEE: ASPINWALL DONALD &																			
																	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	005600	A	TIMBER 3 N S	0			0.00	0.00	43.00	AC		1.00	1.00	1.00	390.00	390.00	16,770																			
2	005970	A	AGRICULTURAL	0			0.00	0.00	11.00	AC		1.00	1.00	1.00	70.00	70.00	770																			
3	006005	A	PASTURE - GR	0			0.00	0.00	30.00	AC		1.00	1.00	1.00	370.00	370.00	11,100																			
4	005902	A	HARDWOOD SI	0			0.00	0.00	16.00	AC		1.00	1.00	1.00	190.00	190.00	3,040																			
5	009910	M	MARKET VALUE	0			0.00	0.00	100.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	550,000																			
REVIEW DATE 05/09/2025 BY MLU																	Total Acres: 100.00 Total Land Value: 31,680										Market: 550,000 Agricultural: 31,680 Common: 0									
																											PRINTED 07/30/2025 BY SYS									