

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				
															<b>VALUATION BY</b> Tax Group: 6 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 14,677 TOTAL LAND VALUE - MARKET 777,370 TOTAL MARKET VALUE 80,505 SOH/AGL Deduction 1,363 ASSESSED VALUE 79,142 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 79,142 TOTAL JUST VALUE 792,047 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 368,706				
DOR CODE			5500 TIMBERLAND 80-89																
MAP NUM			MKT AREA 08																
NEIGHBORHOOD/LOC			8026.00																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														
TOTALS																			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2022/1457	12/03/2015	SW U		I	11	100	
GRANTOR: 1995 COOK LIMITED PAR							
GRANTEE: COOK FAMILY NASSAU							
1128/1599	4/09/2003	WD Q		I	06	342,000	
GRANTOR: COOK W K & BETTY P (5							
GRANTEE: 1995 COOK LMTD PART							

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	INC DATE	AG DATE	MLU	KBA
616661 RIVER RD, CALLAHAN																	05/09/2025		MLU		
1	0200	BARN WD 0-	0	0	40	40	1,600.00	SF	20.00	20.00	100	2002	2002	3	29	9,280			10/22/2024		KBA
2	0681	POLE SHED	0	0	26	22	572.00	SF	15.00	15.00	100	2008	2008	3	48	4,118					
3	0461	IRON FENCE	0	0	35	5	175.00	SF	8.50	8.50	100	2003	2003	3	86	1,279					
TOTALS																					

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	DPH 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	116.34	AC		1.00	1.00	1.00	525.00	525.00	61,078							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	25.00	AC		1.00	1.00	1.00	190.00	190.00	4,750							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	141.34	AC		1.00	1.00	1.00	5,500.00	5,500.00	777,370							