

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		186,000								
																					TOTAL MARKET VALUE		186,000								
																					SOH/AGL Deduction		130,073								
																					ASSESSED VALUE		55,927								
																					TOTAL EXEMPTION VALUE		03		55,927						
																					BASE TAXABLE VALUE		0								
																					TOTAL JUST VALUE		186,000								
																					NCON VALUE		0								
																					INCOME VALUE										
																					PREVIOUS YEAR MKT VALUE		180,000								
DOR CODE		8000		VAC GOVERNMENTAL																											
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																															
EXTRA FEATURES						SIOUX & FLORIDA AVE, CALLAHAN										BLD DATE						LGL DATE		05/09/2025		MLU					
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														