



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: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 261,000 TOTAL MARKET VALUE 261,000 SOH/AGL Deduction 259,922 ASSESSED VALUE 1,078 TOTAL EXEMPTION VALUE 02 1,078 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 261,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 2,520																							
																	ANCHOR CHURCH OF GOD _ ALSO SEE ADJCNT PRCLS: (CHU																							
																	PERMIT NUM DESCRIPTION AMT ISSUED																							
																	SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>0701/1631</td> <td>4/06/1994</td> <td>WD</td> <td>U</td> <td>V</td> <td>09</td> <td>200,000</td> </tr> </tbody> </table> GRANTOR: FOREMAN DOLVIN JR & C GRANTEE: CHURCH OF GOD AT CA										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	0701/1631	4/06/1994	WD	U	V	09	200,000
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0701/1631	4/06/1994	WD	U	V	09	200,000																																		
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TOTALS DOR CODE: 7000 VAC INSTITUTIONAL MAP NUM: MKT AREA: 08 NEIGHBORHOOD/LOC: 8001.00 AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE						LOURANAH LN, CALLAHAN BLD DATE LGL DATE XF DATE LAND DATE 05/13/2025 MLU INC DATE AG DATE										EXTRA FEATURES																								
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																								
																	LAND DESCRIPTION																							
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	007000	C	VAC INSTITAL	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	261,000																							
																	REVIEW DATE 05/13/2025 BY MLU Total Acres: 18.00 Total Land Value: 261,000 Market: 0 Agricultural: 0 Common: 261,000 PRINTED 07/30/2025 BY SYS																							