



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 61,650 TOTAL MARKET VALUE 61,650 SOH/AGL Deduction 8,905 ASSESSED VALUE 52,745 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 52,745 TOTAL JUST VALUE 61,650 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 47,950																													
																				OWNERS LIVE ON ADJCNT PRCL 32-2N-25-4020-0014-0010																													
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TOTALS																				MARY SAULS CIR, CALLAHAN																													
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																																	
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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	000100	C	RES	0		OR			1.37	AC		1.00	1.00	1.00	45,000.00	45,000.00	61,650																																
REVIEW DATE 05/21/2025 BY MLU Total Acres: 1.37 Total Land Value: 61,650 Market: 0 Agricultural: 0 Common: 61,650 PRINTED 07/30/2025 BY SYS																																																	