

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1												
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										12,000									
																							TOTAL LAND VALUE - MARKET										48,600									
																							TOTAL MARKET VALUE										60,600									
																							SOH/AGL Deduction										19,523									
																							ASSESSED VALUE										41,077									
																							TOTAL EXEMPTION VALUE										0									
																							BASE TAXABLE VALUE										41,077									
																							TOTAL JUST VALUE										60,600									
																							NCON VALUE										0									
																							INCOME VALUE																			
																							PREVIOUS YEAR MKT VALUE										49,800									
DOR CODE		0001 VAC W/XFOB																																								
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						55181 HART TER, CALLAHAN										BLD DATE							LGL DATE		05/21/2025					MLU												
																XF DATE							LAND DATE																			
																INC DATE							AG 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																									
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000																										
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000																										
LAND DESCRIPTION										TOTAL OB/XF										12,000																						
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	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	48,600																									