

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	PAGE 1 of 1 6			
			LEM TURNER RD, CALLAHAN															
DOR CODE			1000 VACANT COMMERCIAL															
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													BLD DATE	LGL DATE				
EXTRA FEATURES													XF DATE	LAND DATE	05/13/2025	DC		
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		

VALUATION BY
Tax Group: 6 Tax Dist:
BUILDING MARKET VALUE
TOTAL MARKET OB/XF VALUE
TOTAL LAND VALUE - MARKET
TOTAL MARKET VALUE
SOH/AGL Deduction
ASSESSED VALUE
TOTAL EXEMPTION VALUE
BASE TAXABLE VALUE
TOTAL JUST VALUE
NCON VALUE
INCOME VALUE
PREVIOUS YEAR MKT VALUE

STANDARD
0
0
68,193
68,193
0
68,193
0
68,193
68,193
0
72,240

PERMIT NUM DESCRIPTION AMT ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q	V	RSN CD	SALE PRICE
2516/1196	11/23/2021	SW Q I	Q	I	05	685,000
GRANTOR: ANTAR PROPERTIES LLC						
GRANTEE: CALLAHAN RENTALS LL						
1662/1743	2/11/2010	WD Q V	Q	V	01	100,000
GRANTOR: THE PANTRY INC						
GRANTEE: ANTAR PROPERTIES LL						

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001000	C	COMMERCIAL	0		CN	0.00	0.00	22,731.00	SF		1.00	1.00	1.00	3.00	3.00	68,193							