

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					14,596														
																									TOTAL LAND VALUE - MARKET					40,000														
																									TOTAL MARKET VALUE					54,596														
																									SOH/AGL Deduction					6,127														
																									ASSESSED VALUE					48,469														
																									TOTAL EXEMPTION VALUE					0														
																									BASE TAXABLE VALUE					48,469														
																									TOTAL JUST VALUE					54,596														
																									NCON VALUE					0														
																									INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE					50,596														
DOR CODE		0001 VAC W/XFOB																																										
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																																												
EXTRA FEATURES										54376 JONAS DR, CALLAHAN										BLD DATE								LGL DATE		03/31/2025						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	0510	GARAGE WD -	0	0	14	22	308.00		SF	26.95	26.95		100	1980	1980	3	20	1,660																										
2	0681	POLE SHED	0	0	12	26	312.00		SF	15.00	15.00		100	1990	1990	3	20	936																										
3	0936	SEPTC TANK	0	0	0	0	1.00		UT	6,000.00	6,000.00		100	1970	1970	3	100	6,000																										
4	0937	WELL	0	0	0	0	1.00		UT	6,000.00	6,000.00		100	1970	1970	3	100	6,000																										
LAND DESCRIPTION										TOTAL OB/XF										14,596																								
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	0006	RM	155.00	242.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000																									