



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 STANDARD Tax Group: 6 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 132,300 TOTAL MARKET VALUE 132,300 SOH/AGL Deduction 88,377 ASSESSED VALUE 43,923 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 43,923 TOTAL JUST VALUE 132,300 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 45,000										
DOR CODE 1000 VACANT COMMERCIAL																PERMIT NUM 3454				DESCRIPTION N/A		AMT 31,275		ISSUED 07/01/1986			
MAP NUM						MKT AREA				08																	
NEIGHBORHOOD/LOC 8026.00																SALES DATA											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE												OFF RECORD Number DATE TYPE INST Q / V / RSN CD SALE PRICE 0287/0354 3/01/1979 WD Q V 10,000 GRANTOR: GRANTEE: 0279/0319 11/01/1978 AC U V 100 GRANTOR: GRANTEE:					
TOTALS						LEM TURNER, CALLAHAN										BLD DATE				LGL DATE		LAND DATE		AG DATE			
EXTRA FEATURES																INC 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	BUILDING NOTES										
																	BUILDING DIMENSIONS										
LAND DESCRIPTION																	TOTAL OB/XF 0										
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	210.00	210.00	44,100.00	SF		1.00	1.00	1.00	3.00	3.00	132,300										
REVIEW DATE 05/13/2025 BY DC Total Acres: 1.01 Total Land Value: 132,300 Market: 0 Agricultural: 0 Common: 132,300 PRINTED 07/30/2025 BY SYS																											