



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					12,000							
																					TOTAL LAND VALUE - MARKET					50,000							
																					TOTAL MARKET VALUE					62,000							
																					SOH/AGL Deduction					16,503							
																					ASSESSED VALUE					45,497							
																					TOTAL EXEMPTION VALUE					0							
																					BASE TAXABLE VALUE					45,497							
																					TOTAL JUST VALUE					62,000							
																					NCON VALUE					0							
																					INCOME VALUE												
																					PREVIOUS YEAR MKT VALUE					57,000							
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						54106 BEA RD, CALLAHAN																											
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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2018	2018	3	100	6,000																	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2018	2018	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	DPHT 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	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																