



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 Tax Group: 6 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 5,445 TOTAL MARKET VALUE 5,445 SOH/AGL Deduction 786 ASSESSED VALUE 4,659 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 4,659 TOTAL JUST VALUE 5,445 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 4,235																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2555/0623</td> <td>2/25/2022</td> <td>QC</td> <td>U</td> <td>I</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: ARMSTRONG R H & MARIL GRANTEE: ARMSTRONG RICKEY JR 0511/0830 2/26/1987 WD Q V 06 100 GRANTOR: CSX TRANSPORTATION GRANTEE: ARMSTRONG RICKEY &										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2555/0623	2/25/2022	QC	U	I	11	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
2555/0623	2/25/2022	QC	U	I	11	100																																					
TOTALS EXTRA FEATURES										SR 200, CALLAHAN BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/21/2025 MLU																																	
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 																										
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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	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	1.21	AC		1.00	1.00	0.10	45,000.00	4,500.00	5,445																										
REVIEW DATE 05/21/2025 BY MLU Total Acres: 1.21 Total Land Value: 5,445 Market: 0 Agricultural: 0 Common: 5,445 PRINTED 07/30/2025 BY SYS																																											