



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									
																	<b>VALUATION BY</b> Tax Group: 6 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 55,000 TOTAL MARKET VALUE 55,000 SOH/AGL Deduction 0 ASSESSED VALUE 55,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 55,000 TOTAL JUST VALUE 55,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 55,000										
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED B250004547 PRIVATE PROVIDER 373,899 04/29/2025											
MAP NUM MKT AREA 08																											
NEIGHBORHOOD/LOC 8010.00																<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 2700/1713 2/29/2024 WD Q V 01 72,000 GRANTOR: NICHOLS KIMBERLY R GRANTEE: GROGAN CHAD E 1091/0887 10/31/2002 WD Q V 28,000 GRANTOR: LANKFORD LARRY T & CA GRANTEE: NICHOLS KIMBERLY R											
TOTALS																BLD DATE LGL DATE XF DATE LAND DATE 04/04/2024 MLU INC DATE AG DATE											
EXTRA FEATURES						YELLOW JACKET DR, CALLAHAN										<b>BUILDING NOTES</b>  <b>BUILDING DIMENSIONS</b>											
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											
																	<b>LAND DESCRIPTION</b> 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 CONSVR 1 000100 C RES 0 RSF-1 0.00 0.00 1.00 LT 1.00 1.00 1.00 55,000.00 55,000.00 55,000										
REVIEW DATE 06/24/2025 BY TW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS																											