



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: 4											STANDARD														
																	Tax Dist:																									
																	BUILDING MARKET VALUE											0														
																	TOTAL MARKET OB/XF VALUE											0														
																	TOTAL LAND VALUE - MARKET											0														
																	TOTAL MARKET VALUE											0														
																	SOH/AGL Deduction											0														
																	ASSESSED VALUE											0														
																	TOTAL EXEMPTION VALUE											0														
DOR CODE						N. NOTE RECORD																																				
MAP NUM						MKT AREA											05																									
NEIGHBORHOOD/LOC						5011.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
TOTALS																																										
EXTRA FEATURES						NASSAU OAKS DR, 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																							
																					BLD DATE											LGL DATE										
																					XF DATE											LAND DATE										
																					INC DATE											AG DATE										
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																		
REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS																																										