

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: 1 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 136,500 <b>TOTAL MARKET VALUE</b> 136,500 SOH/AGL Deduction 42,174 <b>ASSESSED VALUE</b> 94,326 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 94,326 <b>TOTAL JUST VALUE</b> 136,500 NCON VALUE 0 <b>INCOME VALUE</b> PREVIOUS YEAR MKT VALUE 136,500										
DOR CODE 1000 VACANT COMMERCIAL																PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 07																											
NEIGHBORHOOD/LOC 1290.100																<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 2591/0362 9/15/2022 WD U I 40 1,660,000 GRANTOR: CC & O ENTERPRISES GRANTEE: JOHNSTON FELIX A II 2123/0801 5/30/2017 QC U I 11 100 GRANTOR: OUTLER MATTHEW B GRANTEE: CC & O ENTERPRISES											
TOTALS																BLD DATE XF DATE INC DATE LGL DATE LAND DATE 02/17/2022 AG DATE KK											
EXTRA FEATURES						US HWY 1, 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 CONSRV 1 001000 C COMMERCIAL 0 CH 75.00 260.00 19,500.00 SF 1.00 1.00 1.00 7.00 7.00 136,500										
REVIEW DATE 02/17/2022 BY KK Total Acres: 0.45 Total Land Value: 136,500 Market: 0 Agricultural: 0 Common: 136,500 PRINTED 07/30/2025 BY SYS																											