



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	PAGE 1 of 1 6			
DOR CODE						1001V C W/XFOB															
MAP NUM												08									
NEIGHBORHOOD/LOC						8026.00															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																
TOTALS																					

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		4,556
TOTAL LAND VALUE - MARKET		37,465
TOTAL MARKET VALUE		42,021
SOH/AGL Deduction		15,452
ASSESSED VALUE		26,569
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		26,569
TOTAL JUST VALUE		42,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		34,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/1677	12/01/2021	WD	U	V	11	100
GRANTOR: BLACKSHEAR J DAWSON J						
GRANTEE: L & D REALTY CAPITA						
1548/1259	1/30/2008	WD	Q	V	01	100
GRANTOR: BLACKSHEAR J DAWSON J						
GRANTEE: BLACKSHEAR J DAWSON						

EXTRA FEATURES: US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	DC

BUILDING NOTES

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	0465	FNC GT 15'	0	0	0	1.00	UT	495.00	495.00	100	2010	2010	3	76	376	
2	0430	CL FNC 6B	0	0	0	567.00	LF	9.70	9.70	100	2010	2010	3	76	4,180	

BUILDING DIMENSIONS

LAND DESCRIPTION TOTAL OB/XF 4,556

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		CI	200.00	50.00	7,493.00	SF		1.00	1.00	1.00	5.00	5.00	37,465							