

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 STANDARD Tax Group: 1 Tax Dist: 0 BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 27,000 TOTAL MARKET VALUE 27,000 SOH/AGL Deduction 11,693 ASSESSED VALUE 15,307 TOTAL EXEMPTION VALUE 04 15,307 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 27,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 21,000								
DOR CODE	8900 MUNICIPAL															PERMIT NUM DESCRIPTION AMT ISSUED								
MAP NUM		MKT AREA																						
NEIGHBORHOOD/LOC	8026.00															SALES DATA OFF RECORD Number DATE TYPE Q / V / RSN CD SALE PRICE 2040/1016 3/11/2016 QC U V 11 100 GRANTOR: TOM FORD BUILDERS LLC GRANTEE: TOWN OF CALLAHAN 1797/0277 6/01/2012 WD U I 18 71,500 GRANTOR: G&H LAND & TIMBER INV GRANTEE: TOWN OF CALLAHAN								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/21/2025 MLU								
TOTALS						HOLLOWAY LN, CALLAHAN										BUILDING NOTES								
EXTRA FEATURES																BUILDING DIMENSIONS								
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								
																TOTAL OB/XF 0								
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR
1	008900	C	MUNICIPAL	0		PBLC	0.00	0.00	1.00	AC		1.00	1.00	0.60	45,000.00	27,000.00	27,000							