

NW1/4 & S1/2 (EX 1-3)
PT OR 2286/1626
EX OR 20/27 & PT OR 246/68

CC FORD INVESTMENTS LLC
PO BOX 87
CALLAHAN, FL 32011

2026

09-1S-24-0000-0001-0000

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY										PAGE 1 of 1				6
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: 6					Tax Dist:								
																			BUILDING MARKET VALUE										0			
																			TOTAL MARKET OB/XF VALUE										0			
																			TOTAL LAND VALUE - MARKET										3,887,305			
																			TOTAL MARKET VALUE										146,220			
																			SOH/AGL Deduction										0			
																			ASSESSED VALUE										146,220			
																			TOTAL EXEMPTION VALUE										0			
																			BASE TAXABLE VALUE										146,220			
																			TOTAL JUST VALUE										3,887,305			
																			NCON VALUE										0			
																			INCOME VALUE													
																			PREVIOUS YEAR MKT VALUE										1,371,990			