

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							6
																		VALUATION BYSTANDARD Tax Group: 6Tax Dist: BUILDING MARKET VALUE0 TOTAL MARKET OB/XF VALUE0 TOTAL LAND VALUE - MARKET792,000 TOTAL MARKET VALUE27,360 SOH/AGL Deduction0 ASSESSED VALUE27,360 TOTAL EXEMPTION VALUE0 BASE TAXABLE VALUE27,360 TOTAL JUST VALUE792,000 NCON VALUE0 INCOME VALUE PREVIOUS YEAR MKT VALUE396,000								
DOR CODE	5500		TIMBERLAND 80-89																							
MAP NUM					MKT AREA		08																			
NEIGHBORHOOD/LOC		8001.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																					
TOTALS																										
EXTRA FEATURES						GLORY RD, 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										
LAND DESCRIPTION																										
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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	530.00	530.00	10,600									
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	170.00	170.00	5,100									
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	22.00	AC		1.00	1.00	1.00	530.00	530.00	11,660									
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	72.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	792,000									
REVIEW DATE		05/09/2025		BY	MLU		Total Acres:	72.00		Total Land Value:	27,360		Market:	792,000		Agricultural:	27,360		Common:	0		PRINTED 07/09/2026 BY SYS				