

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: 6		Tax Dist:													
																				BUILDING MARKET VALUE		0													
																				TOTAL MARKET OB/XF VALUE		75,064													
																				TOTAL LAND VALUE - MARKET		105,000													
																				TOTAL MARKET VALUE		180,064													
																				SOH/AGL Deduction		0													
																				ASSESSED VALUE		180,064													
																				TOTAL EXEMPTION VALUE		0													
																				BASE TAXABLE VALUE		180,064													
																				TOTAL JUST VALUE		180,064													
																				NCON VALUE		0													
																				INCOME VALUE															
																				PREVIOUS YEAR MKT VALUE		228,937													
DOR CODE		0700		MISC RESIDENTIAL																															
MAP NUM							MKT AREA		08																										
NEIGHBORHOOD/LOC			8005.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS																																			
EXTRA FEATURES						WOODS LN, 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																			
1	0201	BARN WD 10	0	0	72	36			2,592.00	SF	17.00				17.00	100	2017	2017	3	78		34,370													
2	0680	POLE SHED	0	0	36	12			432.00	SF	10.00				10.00	100	2017	2017	3	78		3,370													
3	0200	BARN WD 0-	0	0	72	16			1,152.00	SF	20.00				20.00	100	2018	2018	3	81		18,662													
4	0200	BARN WD 0-	0	0	72	16			1,152.00	SF	20.00				20.00	100	2018	2018	3	81		18,662													
LAND DESCRIPTION						TOTAL OB/XF														75,064															
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	000100	C	RES	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	105,000																		
REVIEW DATE		02/28/2024		BY		WWA		Total Acres: 5.00		Total Land Value: 105,000				Market: 0				Agricultural: 0				Common: 105,000				PRINTED 07/09/2026 BY SYS									