

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		0								
																							TOTAL LAND VALUE - MARKET		54,720								
																							TOTAL MARKET VALUE		54,720								
																							SOH/AGL Deduction		0								
																							ASSESSED VALUE		54,720								
																							TOTAL EXEMPTION VALUE		0								
																							BASE TAXABLE VALUE		54,720								
																							TOTAL JUST VALUE		54,720								
																							NCON VALUE		0								
																							INCOME VALUE										
																							PREVIOUS YEAR MKT VALUE		61,560								
DOR CODE		0000		VACANT																													
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						QUAIL RD, CALLAHAN														BLD DATE						LGL DATE		05/08/2026				MLU	
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														