

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										34,000												
							TOTAL MARKET VALUE										34,000												
							SOH/AGL Deduction										5,705												
							ASSESSED VALUE										28,295												
							TOTAL EXEMPTION VALUE										0												
							BASE TAXABLE VALUE										28,295												
							TOTAL JUST VALUE										34,000												
							NCON VALUE										0												
							INCOME VALUE																						
							PREVIOUS YEAR MKT VALUE										35,000												
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			
																XF DATE						LAND DATE							
																INC DATE						AG DATE							
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											