

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		764,500							
																				TOTAL MARKET VALUE		764,500							
																				SOH/AGL Deduction		733,973							
																				ASSESSED VALUE		30,527							
																				TOTAL EXEMPTION VALUE		05		30,527					
																				BASE TAXABLE VALUE		0							
																				TOTAL JUST VALUE		764,500							
																				NCON VALUE		0							
																				INCOME VALUE									
																				PREVIOUS YEAR MKT VALUE		382,250							
DOR CODE		8000		VAC GOVERNMENTAL																									
MAP NUM				MKT AREA																08									
NEIGHBORHOOD/LOC		8026.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS						BISMARK RD, CALLAHAN													BLD DATE				LGL DATE		05/07/2026		MLU		
EXTRA FEATURES																			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												
LAND DESCRIPTION						TOTAL OB/XF													0										
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	008700	C	STATE	0		OR	0.00	0.00	69.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	764,500												