

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					129,850						
																				TOTAL MARKET VALUE					631						
																				SOH/AGL Deduction					0						
																				ASSESSED VALUE					631						
																				TOTAL EXEMPTION VALUE					0						
																				BASE TAXABLE VALUE					631						
																				TOTAL JUST VALUE					129,850						
																				NCON VALUE					0						
																				INCOME VALUE											
																				PREVIOUS YEAR MKT VALUE					111,300						
DOR CODE		5900		TIMBERLAND UNCLASS																											
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						LEM TURNER RD, CALLAHAN														BLD DATE						LGL DATE		05/07/2026		MLU	
																				XF DATE						LAND DATE		10/27/2025		KBA	
																				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													
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