



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: 1		Tax Dist:									
																			BUILDING MARKET VALUE		0									
																			TOTAL MARKET OB/XF VALUE		6,000									
																			TOTAL LAND VALUE - MARKET		82,400									
																			TOTAL MARKET VALUE		88,400									
																			SOH/AGL Deduction		0									
																			ASSESSED VALUE		88,400									
																			TOTAL EXEMPTION VALUE		0									
																			BASE TAXABLE VALUE		88,400									
																			TOTAL JUST VALUE		88,400									
																			NCON VALUE		0									
																			INCOME VALUE											
																			PREVIOUS YEAR MKT VALUE		52,350									
																			MISC CC = NV: 10/23KW											
DOR CODE		0001			VAC W/XFOB																									
MAP NUM					MKT AREA																		07							
NEIGHBORHOOD/LOC		7001			.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																														
EXTRA FEATURES						45100 PONY TRL, 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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1992		100	6,000														
LAND DESCRIPTION						TOTAL OB/XF													6,000											
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		RL	0.00	0.00	1.03	AC		1.00	1.00	1.60	50,000.00	80,000.00	82,400													