



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	PAGE 1 of 1 6														
															VALUATION BY STANDARD														
															Tax Group: 6 Tax Dist: 0														
															BUILDING MARKET VALUE 28,272														
															TOTAL MARKET OB/XF VALUE 51,000														
															TOTAL LAND VALUE - MARKET 79,272														
															TOTAL MARKET VALUE 17,389														
															SOH/AGL Deduction 61,883														
															ASSESSED VALUE 0														
															TOTAL EXEMPTION VALUE 61,883														
															BASE TAXABLE VALUE 79,272														
															TOTAL JUST VALUE 0														
															NCON VALUE														
															INCOME VALUE														
															PREVIOUS YEAR MKT VALUE 85,884														
DOR CODE 0001 VAC W/XFOB																													
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																													
EXTRA FEATURES 54307 ROY BOOTH RD, 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	BLD DATE		LGL DATE		05/07/2026		MLU							
1	0681	POLE SHED	0	0	40 11			15.00	100	2019	2019	3	84	5,544		XF DATE		LAND DATE											
2	0351	CARPORT MT	0	0	50 24			5.00	100	2019	2019	3	78	4,680		INC DATE		AG DATE											
3	0510	GARAGE WD-	0	0	16 12			35.00	100	2025	2021		90	6,048															
4	0936	SEPTC TANK	0	0	0 0			6,000.00	100	2025	2024		100	6,000															
5	0937	WELL	0	0	0 0			6,000.00	100	2025	2024		100	6,000															
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000												
REVIEW DATE 06/11/2026 BY TW																													
Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS																													