

PT FRANCIS WOODS DONATION
SEC 42-2N-25E IN OR 1898/486
BEING PARCEL "5" (EX PT IN

REAL CAPITAL VENTURES LLC
4817 6TH ST
BOULDER, CO 80304

2026

42-2N-25-0000-0013-0000



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:									
																BUILDING MARKET VALUE										0				
																TOTAL MARKET OB/XF VALUE										0				
																TOTAL LAND VALUE - MARKET										135,000				
																TOTAL MARKET VALUE										135,000				
																SOH/AGL Deduction										50,816				
																ASSESSED VALUE										84,184				
																TOTAL EXEMPTION VALUE										0				
																BASE TAXABLE VALUE										84,184				
TOTAL JUST VALUE										135,000																				
NCON VALUE										0																				
INCOME VALUE																														
PREVIOUS YEAR MKT VALUE										105,300																				
DOR CODE						0000				VACANT																				
MAP NUM										MKT AREA				08																
NEIGHBORHOOD/LOC						8026.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
																PERMIT NUM				DESCRIPTION				AMT		ISSUED				
																B24676				DEMOLITION				3,000		05/01/2011				
																B24677				DEMOLITION				3,000		05/01/2011				
																B24678				DEMOLITION				2,900		05/01/2011				
																B006619				CHNGE SRVC				0		02/01/2000				
TOTALS																BLD DATE 10/14/2008 DJ				LGL DATE				05/07/2026		MLU				
EXTRA FEATURES						450507 SR 200, CALLAHAN										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														
																	BUILDING NOTES													
																	BUILDING DIMENSIONS													
LAND DESCRIPTION																														
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		OR	0.00	0.00	5.40	AC		1.00	1.00	1.00	25,000.00	25,000.00	135,000													
REVIEW DATE 05/07/2026 BY MLU Total Acres: 5.40 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS																														