



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,120	100
FOP	240	30
FUS	653	100
TOTALS	2,013	1,845

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,845	98.0100	116.39	214,740	1991	1996	0	0	0	12.75	87.25	
1 SNGL FAM - 100% - 0 Heated Area: 1773 HX Base Yr													
BAS 1993 28 40 28 40 6 6 FOP 1993 FUS 1993 9 3 31 17 40 14													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		187,361	
TOTAL MARKET OB/XF VALUE		5,160	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		222,521	
SOH/AGL Deduction		116,314	
ASSESSED VALUE		106,207	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		56,207	
TOTAL JUST VALUE		222,521	
NCON VALUE		240	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		188,344	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	113,736
FOP	240	30	72	7,312
FUS	653	100	653	66,313
TOTALS	2,013		1,845	187,361

447615 US HWY 301, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023
INC DATE		AG DATE	MLU

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
2	0810	CONCRETE A	0 100	25	15	375.00	SF	6.50	6.50	100	1991	1991	3	64	1,560	
3	0940	SHEDS/PORT	0 100	14	10	140.00	SF	30.00	30.00	100	1992	1992	3	20	840	
4	0755	FSP	0 100	15	10	150.00	SF	8.00	8.00	100	1995	1995	3	20	240	

LAND DESCRIPTION										TOTAL OB/XF										5,160									
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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000												