

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2													
Exterior Wall	04	SINGLE SID 100	0100	01	818	67.3200	60.76	49,702	1950	1950	0	0	0	43.50	56.50	STANDARD																	
Roof Structur	03	GABLE/HIP 100	2 SINGLE FAM - 0% - 0										Heated Area: 792										HX Base Yr										
Roof Cover	01	MINIMUM 100	BAS2004										UOP2004																				
Interior Wall	02	WALL BD/WD 100																															
Interior Floo	09	PINE WOOD 100																															
Air Condition	01	NONE 100																															
Heating Type	02	CONVECTION 100																															
Bedrooms		2 100																															
Bathrooms		1 100																															
Frame	02	WOOD FRAME 100																															
Stories	1.	1. 100																															
Units		0 100																															
Occupancy	00	NONE 100																															
Quality																							01	Quality Level 01									
DOR CODE																							0100	SINGLE FAMILY									
MAP NUM																								MKT AREA									
NEIGHBORHOOD/LOC			8001.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	792	100	792	27,189																													
UOP	128	20	26	893																													
TOTALS			920	818	28,082																												
EXTRA FEATURES										452314 OLD DIXIE HWY, CALLAHAN										05/18/2023		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																	
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