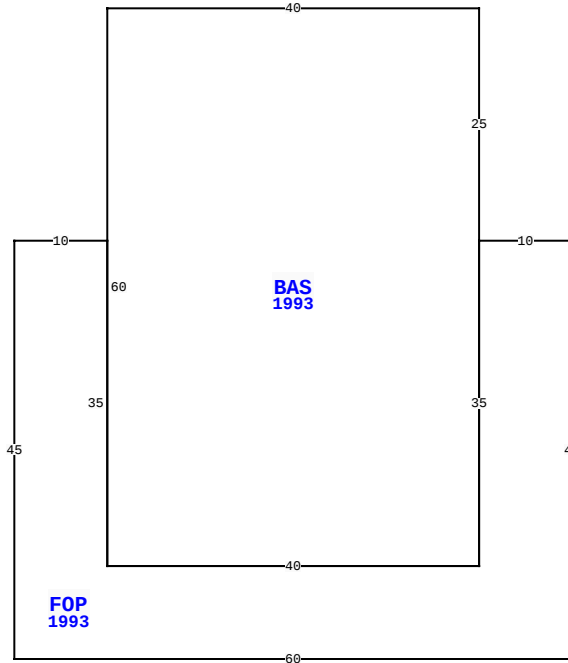




BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2											
Exterior Wall	12	CEDAR 100	0900	01	2,790	95.0400	112.86	314,879	1984	1984	0	0	0	19.00	81.00	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0													Heated Area: 2400										
Roof Cover	12	MODULAR MT 100														HX Base Yr										
Interior Wall	04	PLYWOOD 100																								
Interior Floo	14	CARPET 80																								
Interior Floo	08	SHT VINYL 20																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		2 100																								
Frame	02	WOOD FRAME 100																								
Stories	1.	1. 100																								
Units		0 100																								
BUD8 Adjustme	06	DIST 1D 100																								
Occupancy	00	NONE 100																								
Quality			01	Quality Level 01																						
DOR CODE			5000IMPROVED AG																							
MAP NUM			MKT AREA												08											
NEIGHBORHOOD/LOC			8001.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	2,400	100	2,400	219,400																						
FOP	1,300	30	390	35,652																						
TOTALS			3,700	2,790	255,052																					
EXTRA FEATURES			36116 GAGE RD, CALLAHAN																							
BLD DATE			04/24/2008 KWJW																							
XF DATE																										
INC DATE																										
LGL DATE			06/13/2023													MLU										
LAND 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									
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240										
2	0681	POLE SHED	0	100	21	42	882.00	SF	15.00	15.00	100	1984	1984	3	20	2,646										
3	0752	USP	0	100	12	8	96.00	SF	15.00	15.00	100	1992	1992	3	20	288										
4	0940	SHEDS/PORT	0	100	13	8	104.00	SF	19.50	19.50	100	1982	1982	3	20	406										
6	0940	SHEDS/PORT	0	100	14	10	140.00	SF	19.50	19.50	100	1995	1995	3	20	546										
7	0810	CONCRETE A	0	100	13	16	208.00	SF	6.50	6.50	100	1995	1995	3	72	973										
8	0680	POLE SHED	0	100	30	42	1,260.00	SF	10.00	10.00	100	1984	1984	3	20	2,520										
9	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1992	1992	3	100	6,000										
10	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1992	1992	3	100	6,000										
11	0751	UOP	0	100	12	4	48.00	SF	10.00	10.00	100	1999	1999	3	28	134										
LAND DESCRIPTION			TOTAL OB/XF													21,753										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000									
2	005000	C	RURAL HOME	100	0007		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000									
3	009910	M	MKT.VAL.AG	0			0.00	0.00	32.54	AC		1.00	1.00	1.00	8,000.00	8,000.00	260,320									
4	005300	A	CROPLAND 3	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	400.00	400.00	2,000									
5	005600	A	TIMBER 3 SI	0			0.00	0.00	12.24	AC		1.00	1.00	1.00	410.00	410.00	5,018									
6	005000	C	RURAL HOME	100	0007		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000									
REVIEW DATE			07/21/2021		BY		TWA		Total Acres: 38.54		Total Land Value: 145,102		Market: 260,320		Agricultural: 13,102		Common: 132,000		PRINTED 08/02/2023 BY SYS							



SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0285/0715	2/01/1979	MS	U	V		56,000
GRANTOR:						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
FOP=[YR=1993] W10 BAS=[YR=1993] N25 W40 S60 E40 N35\$ S35 W40 N35 W10 S45 E60 N45\$.						

[illegible]