



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										
Exterior Wall	20	FACE BRICK 100	0900	01	4,310	117.1896	139.16	599,780	2015	2015	0	0	5.25	94.75	VALUATION SUMMARY										
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 2016													Heated Area: 3715									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2016									
Interior Wall	05	DRYWALL 100																							
Interior Floor	11	CLAY TILE 60																							
Interior Floor	14	CARPET 40																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		3 100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	2. 100																							
Units	0	0 100																							
Occupancy	00	NONE 100																							
Quality			06	Quality Level 06																					
DOR CODE			5000 IMPROVED AG																						
MAP NUM			MKT AREA 08																						
NEIGHBORHOOD/LOC			8026.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,532	100	2,532	333,854																					
DCK	64	10	6	791																					
FGR	688	55	378	49,840																					
FOP	220	30	66	8,703																					
FOP	279	30	84	11,075																					
FST	90	55	50	6,593																					
FUS	1,183	100	1,183	155,983																					
STP	20	10	2	263																					
STP	28	10	3	395																					
STR	60	10	6	791																					
TOTALS	5,164		4,310	568,292																					
EXTRA FEATURES					56977 DAVIS 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										
1	0811	CONCRETE B	0 100	0 0	1,018.00	SF	5.20	5.20	100	2015	2015	3	96	5,082											
TOTAL OB/XF 5,082																									
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	005000	C	RURAL HOME	100		OR	0.00	0.00	5.48	AC		1.00	1.00	1.00	16,000.00	16,000.00	87,680								
2	006005	A	PAST/GRAZE	0			0.00	0.00	15.00	AC		1.00	1.00	1.00	440.00	440.00	6,600								
3	005500	A	TIMBER 2 SI	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	550.00	550.00	1,100								
4	009910	M	MKT. VAL. AG	0			0.00	0.00	17.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	238,000								
REVIEW DATE 06/03/2021 BY KBA																Total Acres: 22.48 Total Land Value: 95,380 Market: 238,000 Agricultural: 7,700 Common: 87,680 PRINTED 08/02/2023 BY SYS									