



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	05	AVERAGE 90	0900	01	2,797	105.5040	125.29	350,436	2001	2006	0	0	0	7.95	92.05	VALUATION SUMMARY																
Exterior Wall	20	FACE BRICK 10	1 SNGL FAM - 100% - 2015										Heated Area: 2409										HX Base Yr 2015									
Roof Structure	03	GABLE/HIP 100											VALUATION BY										STANDARD									
Roof Cover	12	MODULAR MT 100											Tax Group: 6										Tax Dist:									
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE										322,576									
Interior Floor	14	CARPET 80											TOTAL MARKET OB/XF VALUE										6,950									
Interior Floor	11	CLAY TILE 20											TOTAL LAND VALUE - MARKET										95,200									
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE										424,726									
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction										229,819									
Bedrooms	4	100											ASSESSED VALUE										194,907									
Bathrooms	3	100											TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE										144,907									
Stories	1.	1. 100	TOTAL JUST VALUE										424,726																			
Units	0	100	NCON VALUE										0																			
BUD8 Adjustme	06	DIST 1D 100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										343,022																			
Quality	03	Quality Level 03																														
DOR CODE	0100	SINGLE FAMILY																														
MAP NUM		MKT AREA	08																													
NEIGHBORHOOD/LOC	8024.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,409	100	2,409	277,829																												
FGR	524	55	288	33,215																												
FOP	100	30	30	3,460																												
FSP	176	40	70	8,073																												
TOTALS	3,209		2,797	322,576																												
EXTRA FEATURES					54062 LILLY CT, 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	0810	CONCRETE A	0	100	0	0	496.00	SF	6.50	6.50	100	2001	2001	3	82	2,644																
2	0681	POLE SHED	0	100	30	20	600.00	SF	6.00	6.00	100	1980	1980	3	20	720																
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	18.00	18.00	100	1985	1985	3	20	576																
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010																
TOTAL OB/XF																		6,950														
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	000100	C	SFR	100		OR	0.00	0.00	2.72	AC		1.00	1.00	1.00	35,000.00	35,000.00	95,200															
REVIEW DATE 01/06/2020 BY KBA Total Acres: 2.72 Total Land Value: 95,200 Market: 0 Agricultural: 0 Common: 95,200 PRINTED 08/02/2023 BY SYS																																