



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	VALUATION SUMMARY																														
Exterior Wall	20	FACE BRICK 100	0900	01	2,560	104.6400	124.26	318,106	1988	1993	0	0	0	21.75	78.25	STANDARD																													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2021													Heated Area: 2016										HX Base Yr 2021																			
Roof Cover	03	COMP SHNGL 100														VALUATION BY										Tax Group: 6										Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE										248,918																			
Interior Floop	13	LVT/LAMMT 100														TOTAL MARKET OB/XF VALUE										14,402																			
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET										35,000																			
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE										298,320																			
Bedrooms	3	100														SOH/AGL Deduction										100,486																			
Bathrooms	2	100														ASSESSED VALUE										197,834																			
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE										HX HB 50,000																			
Stories	1.	1. 100														BASE TAXABLE VALUE										147,834																			
Units	0	100														TOTAL JUST VALUE										298,320																			
BUD8 Adjustme	06	DIST 1D 100	NCON VALUE										0																																
Occupancy	00	NONE 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE										230,612																						
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	2,016	100	2,016	196,023																																									
FGR	504	55	277	26,934																																									
FOP	162	30	49	4,765																																									
FSP	216	40	86	8,362																																									
USP	440	30	132	12,835																																									
TOTALS			3,338	2,560	248,918																																								
EXTRA FEATURES			54201 CHURCH 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	0940	SHEDS/PORT	0 100	24	10	240.00	SF	30.00	30.00	100	1988	1988	3	20	1,440																														
2	0812	CONCRETE C	0 100	0	0	3,244.00	SF	4.00	4.00	100	1988	1988	3	57	7,396																														
3	0812	CONCRETE C	0 100	0	0	648.00	SF	4.00	4.00	100	1988	1988	3	57	1,477																														
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310																														
5	0350	CARPORT WD	0 100	20	24	480.00	SF	13.00	13.00	100	1993	1993	3	20	1,248																														
6	0940	SHEDS/PORT	0 100	10	12	120.00	SF	20.10	20.10	100	2003	2003	3	22	531																														
TOTAL OB/XF																	14,402																												
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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																												
REVIEW DATE 04/15/2020 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS																																													