



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 6									
Exterior Wall	10	ABOVE AVG 100	0900	01	2,322	102.1356	121.29	281,635	2016	2016	0	0	2.50	97.50	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2021												Heated Area: 1838									
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2021									
Interior Wall	05	DRYWALL 100																						
Interior Floo	11	CLAY TILE 60																						
Interior Floo	14	CARPET 40																						
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	0 100																						
Occupancy	00	NONE 100																						
Quality			01	Quality Level 01																				
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	1,838	100	1,838	217,358																				
FGR	528	55	290	34,295																				
FOP	372	30	112	13,244																				
FSP	205	40	82	9,697																				
TOTALS			2,943	2,322	274,594																			
EXTRA FEATURES			56205 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	0810	CONCRETE A	0 100	30 18	540.00	SF	6.50	6.50	100	2015	2015	3	96	3,370										
2	0810	CONCRETE A	0 100	0 0	809.00	SF	6.50	6.50	100	2016	2016	3	97	5,101										
LAND DESCRIPTION			TOTAL OB/XF 8,471																					
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	17.63	AC		1.00	1.00	1.00	14,000.00	14,000.00	246,820							
2	005401	A	TIMB2-1 SI	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	790.00	790.00	2,370							
3	005901	A	HARDWOOD SI	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	225.00	225.00	2,250							
4	009910	M	MKT. VAL. AG	0			0.00	0.00	13.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	195,000							
REVIEW DATE 01/31/2020 BY KBA Total Acres: 30.63 Total Land Value: 251,440 Market: 195,000 Agricultural: 4,620 Common: 246,820 PRINTED 08/02/2023 BY SYS																								