



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	3,198	114.1812	135.59	433,617	2015	2015	0	0	3.00	97.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2016												Heated Area: 2721 HX Base Yr 2016														
Roof Cover	03	COMP SHNGL 100													Tax Group: 6 Tax Dist:														
Interior Wall	05	DRYWALL 90													BUILDING MARKET VALUE 420,608														
Interior Wall	06	CUST PANEL 10													TOTAL MARKET OB/XF VALUE 47,455														
Interior Floo	11	CLAY TILE 70													TOTAL LAND VALUE - MARKET 100,800														
Interior Floo	14	CARPET 30													TOTAL MARKET VALUE 568,863														
Air Condition	03	CENTRAL 100													SOH/AGL Deduction 252,268														
Heating Type	04	AIR DUCTED 100													ASSESSED VALUE 316,595														
Bedrooms	4	100													TOTAL EXEMPTION VALUE HX HB 50,000														
Bathrooms	3	100													BASE TAXABLE VALUE 266,595														
Frame	02	WOOD FRAME 100													TOTAL JUST VALUE 568,863														
Stories	1.	1. 100	NCON VALUE 0																										
Units	0	100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 462,175																										
Quality		04	Quality Level 04																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		08																								
NEIGHBORHOOD/LOC		8026.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,721	100	2,721	357,872																									
FGR	650	55	358	47,085																									
FOP	74	30	22	2,894																									
FOP	313	30	94	12,363																									
PTO	53	5	3	395																									
TOTALS		3,811	3,198	420,608																									
EXTRA FEATURES					56089 DAVIS RD, CALLAHAN										BLD DATE LGL DATE 05/19/2023 MLU														
					XF DATE										LAND DATE														
					INC 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	0811	CONCRETE B	0	100	0	0	1,136.00	SF	5.20	5.20	100	2015	2015	3	96	5,671													
2	0810	CONCRETE A	0	100	23	24	552.00	SF	6.50	6.50	100	2015	2015	3	96	3,444													
3	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00	35.00	100	2015	2015	3	81	34,020													
4	0351	CARPORT MT	0	100	40	12	480.00	SF	10.00	10.00	100	2019	2019	3	90	4,320													
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												
1	000100	C	SFR	100		OR	0.00	0.00	6.30	AC		1.00	1.00	1.00	16,000.00	16,000.00	100,800												
REVIEW DATE 08/05/2020 BY KBA																													
Total Acres: 6.30 Total Land Value: 100,800 Market: 0 Agricultural: 0 Common: 100,800 PRINTED 08/02/2023 BY SYS																													