



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	15	CONC BLOCK 100	4101	04	6,861	69.0000	39.33	269,843	1970	1985	0	0	0	18.00	82.00	VALUATION BY STANDARD																									
Roof Structur	10	STEEL FRME 100	1 LGHT MANUF - 0% - 0													Heated Area: 3400													HX Base Yr												
Roof Cover	12	MODULAR MT 100																																							
Interior Wall	01	MINIMUM 100																																							
Interior Floo	03	CONC FINSH 100																																							
Ceiling	04	NONE 100																																							
Air Condition	01	NONE 100																																							
Heating Type	01	NONE 100																																							
Fixtures	6	100																																							
Frame	03	MASONRY 100																																							
Story Height	12	100																																							
RMS	4	100																																							
Stories	1.	1. 100																																							
Units	0	100																																							
BUD8 Adjustme	06	DIST 1D 100																																							
Occupancy	00	OWNER OCC 100																																							
Quality	03	Quality Level 03																																							
DOR CODE	4100	LIGHT MANUFACTURE																																							
MAP NUM	MKT AREA		08																																						
NEIGHBORHOOD/LOC	1290.100																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
AOF	312	100	312	10,062																																					
BAS	200	100	200	6,450																																					
BAS	2,888	100	2,888	93,140																																					
CAN	1,720	30	516	16,641																																					
CAN	4,351	30	1,305	42,087																																					
CAN	273	30	82	2,645																																					
CAN	1,017	30	305	9,837																																					
CAN	1,485	30	446	14,384																																					
CAN	2,691	30	807	26,026																																					
TOTALS	14,937		6,861	221,271																																					
EXTRA FEATURES			541156 US HWY 1, 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																									
2	0810	CONCRETE A	0	0	0	0		270.00	SF 6.50	6.50	100	1994	1994	3	70	1,229																									
5	0430	CL FNC 6B	0	0	0	0		775.00	LF 9.70	9.70	100	2009	2009	3	78	5,864																									
6	0978	SECURTY LT	0	0	0	0		6.00	UT 450.00	450.00	100	2000	2000	3	55	1,485																									
7	0465	FNC GT 15'	0	0	0	0		2.00	UT 450.00	450.00	100	2009	2009	3	78	702																									
LAND DESCRIPTION																	TOTAL OB/XF 9,280																								
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	004100	C	LIGHT MFG.	0	0004	CI	0.00	0.00	78,843.00	SF		1.00	1.00	1.00	1.25	1.25	98,554																								
REVIEW DATE 02/20/2020 BY KKA Total Acres: 0.00 Total Land Value: 98,554 Market: 0 Agricultural: 0 Common: 98,554 PRINTED 08/02/2023 BY SYS																																									