



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 2										
Exterior Wall	04	SINGLE SID 50	1701	04	1,296	93.0604	132.15	171,266	1922	1990	0	0	0	38.00	62.00	VALUATION BY STANDARD									
Exterior Wall	05	AVERAGE 50	1 OFFICE 1&2 - 0% - 0													Heated Area: 1296 HX Base Yr									
Roof Structur	04	WOOD TRUSS 100	24 54 24 54 BAS 1993													Tax Group: 6 Tax Dist:									
Roof Cover	02	ROLL COMP 100														BUILDING MARKET VALUE 106,185									
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 28,490									
Interior Floo	14	CARPET 90														TOTAL LAND VALUE - MARKET 123,056									
Interior Floo	08	SHT VINYL 10														TOTAL MARKET VALUE 257,731									
Ceiling	02	F.NOT SUS 100														SOH/AGL Deduction 76,648									
Air Condition	03	CENTRAL 100														ASSESSED VALUE 181,083									
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE 0									
Fixtures	08	8 100														BASE TAXABLE VALUE 181,083									
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 257,731									
Story Height	09	9 100	NCON VALUE 0																						
RMS	09	9 100	INCOME VALUE																						
Stories	1.	1. 100	PREVIOUS YEAR MKT VALUE 164,621																						
Units	06	DIST 1D 100																							
BUD8 Adjustme	00	OWNER OCC 100																							
Occupancy	03	Quality Level 03																							
Quality	1700	OFFICE BUILDINGS																							
DOR CODE																									
MAP NUM																									
NEIGHBORHOOD/LOC	1290.100																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,296	100	1,296	106,185																					
TOTALS	1,296		1,296	106,185																					
EXTRA FEATURES					541039 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										
1	0500	FP-PRE FAB	0 0	0 0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715											
2	0510	GARAGE WD-	0 0	25 12	300.00	SF	35.00	35.00	100	1985	1985	3	20	2,100											
3	0972	ST LGHT UN	0 0	0 0	2.00	UT	2,530.00	2,530.00	100	1998	1998	3	48	2,429											
4	0812	CONCRETE C	0 0	80 5	400.00	SF	4.00	4.00	100	1998	1998	3	77	1,232											
5	0812	CONCRETE C	0 0	0 0	1,188.00	SF	4.00	4.00	100	1998	1998	3	77	3,659											
7	0812	CONCRETE C	0 0	46 3	138.00	SF	4.00	4.00	100	1998	1998	3	77	425											
8	0466	FNC GT 20'	0 0	0 0	1.00	UT	600.00	600.00	100	1980	1980	3	20	120											
9	0463	FENCE GATE	0 0	0 0	2.00	UT	300.00	300.00	100	1980	1980	3	20	120											
11	0423	CL FNC 5'	0 0	0 0	120.00	LF	6.85	6.85	100	1980	1980	3	20	164											
12	0430	CL FNC 6B	0 0	0 0	1,355.00	LF	9.70	9.70	100	1980	1980	3	20	2,629											
LAND DESCRIPTION					TOTAL OB/XF 14,593																				
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	001700	C	1STORY OFF	0	0004	IW	0.00	0.00	98,445.00	SF		1.00	1.00	1.00	1.25	1.25	123,056								
REVIEW DATE 07/12/2021 BY KK Total Acres: 0.00 Total Land Value: 123,056 Market: 0 Agricultural: 0 Common: 123,056 PRINTED 08/02/2023 BY SYS																									

[illegible]