



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,380	100
FOP	180	30
UOP	240	20
TOTALS	2,800	2,482

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,482	119.2320	107.61	267,088	1989	1989	0	0	0	16.50	83.50	
1 SINGLE FAM - 0% - 0													
Heated Area: 2380 HX Base Yr													
24614 BROOMSAGE PRESERVE RD, CALLAHAN													
BLD DATE 06/13/2023 MLU													

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				223,018			
TOTAL MARKET OB/XF VALUE				6,395			
TOTAL LAND VALUE - MARKET				1,630,997			
TOTAL MARKET VALUE				489,362			
SOH/AGL Deduction				50,759			
ASSESSED VALUE				438,603			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				438,603			
TOTAL JUST VALUE				1,860,410			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				219,000			

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3
2	0510	GARAGE WD-	0	0	20	500.00	SF	35.00	35.00	100	1993	1993	3
3	0940	SHEDS/PORT	0	0	16	128.00	SF	20.10	20.10	100	1998	1998	3

LAND DESCRIPTION													
TOTAL OB/XF 6,395													
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
1	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	434.03	AC		1.00	1.00
2	005902	A	HARDWOOD SI	0			0.00	0.00	120.00	AC		1.00	1.00
3	009400	C	RIGHTOFWAY	0			0.00	0.00	34.97	AC		1.00	1.00
4	005500	A	TIMBER 2 SI	0			0.00	0.00	50.00	AC		1.00	1.00
5	009910	M	MKT. VAL. AG	0			0.00	0.00	639.00	AC		1.00	1.00
6	005000	C	RURAL HOME	0	0007		0.00	0.00	1.00	AC		1.00	1.00
REVIEW DATE 05/19/2020 BY TWA													