



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 3										
Exterior Wall	25	MOD METAL 100	1709	04	1,200	73.7100	63.39	76,068	2003	2003	0	0	0	46.00	54.00	VALUATION SUMMARY									
Roof Structur	04	WOOD TRUSS 100	1 MH OFFICE - 0% - 0													Heated Area: 1200									
Roof Cover	02	ROLL COMP 100														HX Base Yr									
Interior Wall	02	WALL BD/WD 100																							
Interior Floo	07	CORK/VTILE 100																							
Ceiling	02	F.NOT SUS 100																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Fixtures		4 100																							
Frame	02	WOOD FRAME 100																							
Story Height		8 100																							
RMS		6 100																							
Stories	1.	1. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality			03	Quality Level 03																					
DOR CODE			8600												COUNTY										
MAP NUM															MKT AREA 08										
NEIGHBORHOOD/LOC			8026.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,200	100	1,200	41,077																					
TOTALS			1,200	1,200	41,077																				
EXTRA FEATURES			46026 LANDFILL 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	0402	CONC BUMPE	0	0	0	0	23.00	UT	25.00	25.00	100	1990	1990	3	70	403									
2	0443	STK FNC 6'	0	0	138	0	138.00	LF	10.00	10.00	100	1990	1990	3	20	276									
3	1093	T SCALE 50	0	0	0	0	1.00	UT	28,050.00	28,050.00	100	1987	1987	3	20	5,610									
4	1093	T SCALE 50	0	0	0	0	1.00	UT	28,050.00	28,050.00	100	1988	1988	3	20	5,610									
5	0940	SHEDS/PORT	0	0	6	8	48.00	SF	30.00	30.00	100	1991	1991	3	20	288									
6	0424	CL FNC 6'	0	0	0	0	135.00	LF	20.00	20.00	100	1987	1987	3	25	675									
7	0467	FNC GT 25'	0	0	0	0	24.00	UT	875.00	875.00	100	1987	1987	3	25	5,250									
8	0819	CONC 12"	0	0	0	0	2,445.00	SF	9.50	9.50	100	1987	1987	3	54.5	12,659									
9	0812	CONCRETE C	0	0	0	0	3,606.00	SF	4.00	4.00	100	1987	1987	3	54.5	7,861									
10	1241	WD DECK G	0	0	0	0	400.00	UT	11.50	11.50	100	2001	2001	3	30	1,380									
LAND DESCRIPTION			TOTAL OB/XF													40,012									
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	008600	C	COUNTY	0		OR	0.00	0.00	17.34	AC		1.00	1.00	1.00	14,000.00	14,000.00	242,760								
REVIEW DATE 12/31/2020 BY KK Total Acres: 17.34 Total Land Value: 242,760 Market: 0 Agricultural: 0 Common: 242,760 PRINTED 08/02/2023 BY SYS																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0586/0727	12/20/1989	WD	U	V	03	100

GRANTOR: SCHOOL BOARD OF NC
GRANTEE: BOARD OF COUNTY COM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W50S24E50N 24S.

VALUATION BY

Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	66,326
TOTAL MARKET OB/XF VALUE	77,003
TOTAL LAND VALUE - MARKET	242,760
TOTAL MARKET VALUE	386,089
SOH/AGL Deduction	151,803
ASSESSED VALUE	234,286
TOTAL EXEMPTION VALUE	03 234,286
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	386,089
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,115

[illegible]

[illegible]