



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	VALUATION SUMMARY														
Exterior Wall	15	CONC BLOCK 80	8600	04	4,368	74.4721	17.87	78,056	2017	2017	0	0	0	9.00	91.00	VALUATION BY STANDARD													
Exterior Wall	25	MOD METAL 20	1 BARNs - 0% - 0													Heated Area: 3120 HX Base Yr													
Roof Structure	10	STEEL FRME 100														Tax Group: 6 Tax Dist:													
Roof Cover	12	MODULAR MT 100														BUILDING MARKET VALUE 71,031													
Interior Wall	01	MINIMUM 100														TOTAL MARKET OB/XF VALUE 213,644													
Interior Floor	03	CONC FINSH 100														TOTAL LAND VALUE - MARKET 320,000													
Ceiling	04	NONE 100														TOTAL MARKET VALUE 302,575													
Air Condition	01	NONE 100														SOH/AGL Deduction 140,445													
Heating Type	01	NONE 100														ASSESSED VALUE 162,130													
Fixtures	0	100														TOTAL EXEMPTION VALUE 0													
Frame	03	MASONRY 100														BASE TAXABLE VALUE 162,130													
Story Height	14	100														TOTAL JUST VALUE 604,675													
RMS	3	100	NCON VALUE 0																										
Stories	0	100	INCOME VALUE																										
Units	0	100	PREVIOUS YEAR MKT VALUE 131,118																										
Occupancy	00	NONE 100																											
Quality	04	Quality Level 04																											
DOR CODE	6000	PASTURELAND 1																											
MAP NUM		MKT AREA	08																										
NEIGHBORHOOD/LOC	8001	00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,560	100	1,560	25,368																									
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CAN	4,160	30	1,248	20,295																									
TOTALS	7,280		4,368	71,031																									
EXTRA FEATURES					IRWIN AVE, 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	0681	POLE SHED	0	0	110 78			8,580.00	SF	15.00	100	2017	2017	3	87	111,969													
2	0200	BARN WD 0-	0	0	30 23			690.00	SF	20.00	100	2017	2017	3	87	12,006													
3	0680	POLE SHED	0	0	0 0			1,590.00	SF	10.00	100	2017	2017	3	87	13,833													
4	0681	POLE SHED	0	0	0 0			1,680.00	SF	15.00	100	2017	2017	3	87	21,924													
5	0681	POLE SHED	0	0	72 12			864.00	SF	15.00	100	2014	2014	3	78	10,109													
6	0681	POLE SHED	0	0	72 12			864.00	SF	15.00	100	2014	2014	3	78	10,109													
7	0681	POLE SHED	0	0	72 12			864.00	SF	15.00	100	2014	2014	3	78	10,109													
8	0681	POLE SHED	0	0	72 12			864.00	SF	15.00	100	2014	2014	3	78	10,109													
9	0812	CONCRETE C	0	0	0 0			6,806.00	SF	4.00	100	1985	1985	3	49.5	13,476													
TOTAL OB/XF 213,644																													
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	005010	A	SVCE ACRGE	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	500.00	500.00	2,500												
2	006005	A	PAST/GRAZE	0			0.00	0.00	35.00	AC		1.00	1.00	1.00	440.00	440.00	15,400												
3	009910	M	MKT. VAL. AG	0			0.00	0.00	40.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	320,000												
REVIEW DATE 08/04/2021 BY TWA Total Acres: 40.00 Total Land Value: 17,900 Market: 320,000 Agricultural: 17,900 Common: 0 PRINTED 08/02/2023 BY SYS																													