

FLORIDA INFRASTRUCTURE INC
PO BOX 1269
CALLAHAN, FL 32011

11-2N-24-2020-0016-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A/YB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		11	BD/BTN AVG 100		0303	04	8,720	116.7032	130.42	1,137,262	2018	2018		0	0	2.00	98.00	VALUATION BY		STANDARD																	
Roof Structure		04	WOOD TRUSS 100		1 CLUB HOUSE - 0% - 0													Heated Area: 7406					HX Base Yr					Tax Group: 6		Tax Dist:							
Roof Cover		14	STAND SEAM 100															BUILDING MARKET VALUE		1,430,823																	
Interior Wall		06	CUST PANEL 100															TOTAL MARKET OB/XF VALUE		88,480																	
Interior Floor		03	CONC FINSH 90															TOTAL LAND VALUE - MARKET		190,000																	
Interior Floor		09	PINE WOOD 10															TOTAL MARKET VALUE		1,575,738																	
Ceiling		02	F.NOT SUS 100															SOH/AGL Deduction		364,633																	
Air Condition		03	CENTRAL 100															ASSESSED VALUE		1,211,105																	
Heating Type		04	AIR DUCTED 100															TOTAL EXEMPTION VALUE		0																	
Fixtures		23	100															BASE TAXABLE VALUE		1,211,105																	
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE		1,709,303																	
Story Height			20 100															NCON VALUE		0																	
RMS			5 100		INCOME VALUE																																
Stories		0	0 100		PREVIOUS YEAR MKT VALUE		1,085,699																														
Units		0	0 100																																		
Occupancy		00	NONE 100																																		
Quality		03	Quality Level 03																																		
DOR CODE		5901	HARDWOOD SI 70-79																																		
MAP NUM			MKT AREA		08																																
NEIGHBORHOOD/LOC		8001.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	156	100	156	19,939																																	
BAS	6,000	100	6,000	766,870																																	
CAN	528	30	158	20,194																																	
CAN	1,440	30	432	55,214																																	
CAN	2,172	30	652	83,333																																	
FUS	1,250	100	1,250	159,765																																	
STR	84	10	8	1,022																																	
UST	161	40	64	8,180																																	
TOTALS		11,791		8,720	1,114,517																																
EXTRA FEATURES					GLORY RD, CALLAHAN										BLD DATE				LGL DATE		06/15/2023		MLU														
															XF DATE				LAND DATE																		
															INC DATE				AG DATE																		
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	0803	ASPHALT C	0	0	0	0		8,751.00	SF 2.00		2.00	100	2018	2018	3	84	14,702																				
2	0812	CONCRETE C	0	0	0	0		1,181.00	SF 4.00		4.00	100	2018	2018	3	98	4,630																				
3	0812	CONCRETE C	0	0	0	0		1,060.00	SF 4.00		4.00	100	2018	2018	3	98	4,155																				
4	0855	CONC PAVER	0	0	0	0		508.00	SF 10.00		10.00	100	2018	2018	3	98	4,978																				
5	0855	CONC PAVER	0	0	0	0		342.00	SF 10.00		10.00	100	2018	2018	3	98	3,352																				
6	0855	CONC PAVER	0	0	0	0		474.00	SF 10.00		10.00	100	2018	2018	3	98	4,645																				
7	0855	CONC PAVER	0	0	0	0		222.00	SF 10.00		10.00	100	2018	2018	3	98	2,176																				
8	0835	QUARY TILE	0	0	0	0		2,015.00	SF 10.00		10.00	100	2018	2018	3	98	19,747																				
9	0835	QUARY TILE	0	0	0	0		603.00	SF 10.00		10.00	100	2018	2018	3	98	5,909																				
10	0812	CONCRETE C	0	0	0	0		1,447.00	SF 4.00		4.00	100	2018	2018	3	98	5,672																				
LAND DESCRIPTION										TOTAL OB/XF										69,966																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	005030	A	AG TOURISM	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000																				
2	005901	A	HARDWOOD SI	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	225.00	225.00	675																				
3	006005	A	PAST/GRAZE	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	440.00	440.00	1,760																				
4	009910	M	MKT. VAL. AG	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000																				
REVIEW DATE	08/04/2021	BY	TWA	Total Acres: 10.00		Total Land Value: 56,435		Market: 190,000		Agricultural: 56,435		Common: 0		PRINTED 08/02/2023 BY SYS																							

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