



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 1												
Exterior Wall	05	AVERAGE 50	0900	01	2,390	105.8400	125.68	300,375	1978	1978	0	0	0	25.13	74.87	VALUATION SUMMARY											
Exterior Wall	19	COMMON BRK 50	1 SNGL FAM - 100% - 0													STANDARD											
Roof Structure	03	GABLE/HIP 100	Heated Area: 2159													Tax Group: 6											
Roof Cover	03	COMP SHNGL 100	HX Base Yr													Tax Dist:											
Interior Wall	05	DRYWALL 90														BUILDING MARKET VALUE 224,891											
Interior Wall	04	PLYWOOD 10														TOTAL MARKET OB/XF VALUE 8,721											
Interior Floor	12	HARDWOOD 90	BAS 1993													TOTAL LAND VALUE - MARKET 80,000											
Interior Floor	08	SHT VINYL 10	FST 1993													TOTAL MARKET VALUE 313,612											
Air Condition	03	CENTRAL 100	FOP 1993													SOH/AGL Deduction 190,362											
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 123,250											
Bedrooms	4	100														TOTAL EXEMPTION VALUE HX HB WX 55,000											
Bathrooms	3	100														BASE TAXABLE VALUE 68,250											
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 313,612											
Stories	2.	100														NCON VALUE 0											
Units	0	100														INCOME VALUE											
BUD8 Adjustme	06	DIST 1D 100														PREVIOUS YEAR MKT VALUE 244,393											
Occupancy	00	NONE 100																									
Quality	01	Quality Level 01																									
DOR CODE	0100	SINGLE FAMILY																									
MAP NUM		MKT AREA	08																								
NEIGHBORHOOD/LOC	8001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	1,043	100	1,043	98,143																							
FOP	24	30	7	659																							
FOP	553	30	166	15,620																							
FST	80	55	44	4,140																							
FUS	1,116	100	1,116	105,012																							
UOP	72	20	14	1,318																							
TOTALS	2,888		2,390	224,891																							
EXTRA FEATURES					451207 OLD DIXIE HWY, 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	0811	CONCRETE B	0	100	0	0	525.00	SF	5.20	5.20	100	1980	1980	3	35	956											
2	0940	SHEDS/PORT	0	100	8	9	72.00	SF	20.10	20.10	100	1986	1986	3	20	289											
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	44	1,540											
4	0803	ASPHALT C	0	100	0	0	3,070.00	SF	2.00	2.00	100	1989	1989	3	50	3,070											
5	0510	GARAGE WD-	0	100	15	22	330.00	SF	26.95	26.95	100	1978	1978	3	20	1,779											
6	0350	CARPORT WD	0	100	19	22	418.00	SF	13.00	13.00	100	1978	1978	3	20	1,087											
TOTAL OB/XF																		8,721									
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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	10.00	AC		1.00	1.00	0.50	16,000.00	8,000.00	80,000										
REVIEW DATE 07/21/2021 BY TWA Total Acres: 10.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																											