



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 6										
Exterior Wall	20	FACE BRICK 100	0900	01	1,871	102.7530	122.02	228,299	1991	1996	0	0	0	19.50	80.50	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2014													Heated Area: 1827									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2014									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 50																							
Interior Floo	13	LVT/LAMNT 50																							
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																							
BUD8 Adjustme	06	DIST 1D 100																							
Occupancy	00	NONE 100																							
Quality			01	Quality Level 01																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA												08									
NEIGHBORHOOD/LOC			8026.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,827	100	1,827	179,459																					
FOP	120	30	36	3,536																					
PTO	162	5	8	786																					
TOTALS			2,109	1,871	183,781																				
EXTRA FEATURES			55176 THOMAS 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	0510	GARAGE WD-	0 100	24	12	288.00	SF	35.00	35.00	100	1991	1991	3	20	2,016										
2	0350	CARPORT WD	0 100	24	22	528.00	SF	13.00	13.00	100	1983	1983	3	20	1,373										
3	0811	CONCRETE B	0 100	0	0	893.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,763										
4	0810	CONCRETE A	0 100	0	0	71.00	SF	6.50	6.50	100	2008	2008	3	90	415										
5	0812	CONCRETE C	0 100	0	0	1,410.00	SF	4.00	4.00	100	2004	2004	3	86	4,850										
6	1242	WD DECK A	0 100	0	0	1,000.00	SF	10.00	10.00	100	2006	2006	3	31	3,100										
TOTAL OB/XF 14,517																									
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	000100	C	SFR	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000								
REVIEW DATE 08/03/2018 BY KBX Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS																									