



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	30	VINYL 100	0900	01	2,893	88.8300	105.49	305,183	1993	1997	0	0	0	12.25	87.75	VALUATION SUMMARY																									
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 1999													Heated Area: 2445													HX Base Yr 1999												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floor	14	CARPET 90																																							
Interior Floor	08	SHT VINYL 10																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		2.5 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units		0 100																																							
Occupancy	00	NONE 100																																							
Quality			01	Quality Level 01																																					
DOR CODE			0100	SINGLE FAMILY																																					
MAP NUM			MKT AREA																																						
NEIGHBORHOOD/LOC			8026.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,741	100	1,741	161,160																																					
BAS	704	100	704	65,168																																					
FGR	484	55	266	24,623																																					
FOP	92	30	28	2,592																																					
FOP	256	30	77	7,128																																					
UOP	385	20	77	7,128																																					
TOTALS			3,662	2,893	267,798																																				
EXTRA FEATURES			55114 JEWEL 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660																									
2	0811	CONCRETE B	0	100	0	0	520.00	SF	5.20	5.20	100	1993	1993	3	68	1,839																									
4	1242	WD DECK A	0	100	14	12	168.00	SF	10.00	10.00	100	2000	2000	3	20	336																									
5	0510	GARAGE WD-	0	100	40	20	800.00	SF	35.00	35.00	100	2002	2002	3	32	8,960																									
6	0681	POLE SHED	0	100	8	3	24.00	SF	15.00	15.00	100	2007	2007	3	52	187																									
TOTAL OB/XF			13,982																																						
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	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000																								
REVIEW DATE 08/14/2018 BY KBX Total Acres: 4.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/02/2023 BY SYS																																									

VALUATION BY

Tax Group: 6

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B19647

ADDITION

52,000

03/01/2007

R10210

REPAIR/RRF

1,500

03/01/2007

B10183

GARAGE

25,080

10/01/2002

8541

NEW CONSTR

78,471

12/02/1992

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

0826/0593

3/16/1998

WD Q I

132,000

GRANTOR: TOMBERLIN BENNIE & SH

GRANTEE: COLE CHARLES & ANGE

0679/1384

4/27/1993

WD U V 07

20,000

GRANTOR: THOMAS JEWEL

GRANTEE: TOMBERLIN BENNIE &

BUILDING DIMENSIONS

BAS=[YR=1993] W24 UOP=[YR=2007] W35 BAS=[YR=2007] N21 W22 S32

FGR=[YR=1993] S22 E22 N18 FOP=[YR=1993] E23 N4 W23 S4\$ N4

W22\$ E22 N11\$ S11 E35 N11\$ S11 W12 S4 W23 S8 E10 S13 E6 S7

FOP=[YR=1993] S8 E32 N8 W32\$ E32 N7 E11 N36\$.