



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	15	CONC BLOCK 100	0303	04	1,623	94.7625	105.90	171,876	1988	1988	0	0	0	17.00	83.00	VALUATION SUMMARY									
Roof Structur	04	WOOD TRUSS 100	1 CLUB HOUSE - 0% - 0													Heated Area: 1560									
Roof Cover	12	MODULAR MT 100														HX Base Yr									
Interior Wall	04	PLYWOOD 100																							
Interior Floo	08	SHT VINYL 100																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Fixtures	5	100																							
Frame	03	MASONRY 100																							
Story Height	10	100																							
RMS	2	100																							
Stories	1.	1. 100																							
Units	0	100																							
BUD8 Adjustme	06	DIST 1D 100																							
Occupancy	00	NONE 100																							
Quality	03	Quality Level 03																							
DOR CODE	7700	CLUBS/LODGES/HALLS																							
MAP NUM		MKT AREA	08																						
NEIGHBORHOOD/LOC	8026.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,560	100	1,560	137,119																					
CAN	49	30	15	1,319																					
CAN	160	30	48	4,219																					
TOTALS	1,769		1,623	142,657																					
EXTRA FEATURES					543514 US HWY 1, 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	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1988	1988	3	20	600									
2	0810	CONCRETE A	0	0	68	4	272.00	SF	6.50	6.50	100	1988	1988	3	57	1,008									
3	0422	CL FNC 4'	0	0	0	0	230.00	LF	15.00	15.00	100	1990	1990	3	28	966									
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1990	1990	3	28	168									
5	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2003	2003	3	64	1,619									
6	0479	VF PICKET	0	0	0	0	46.00	LF	7.50	7.50	100	2003	2003	3	64	221									
7	0681	POLE SHED	0	0	14	12	168.00	SF	15.00	15.00	100	2003	2003	3	36	907									
TOTAL OB/XF 5,489																									
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	007700	C	CLUB	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000								
REVIEW DATE 02/04/2020 BY KKA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS																									