



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	0100	01	2,280	104.0000	93.86	214,001	1993	2000	0	0	0	10.75	89.25	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Heated Area: 1536													HX Base Yr 2023												
Roof Cover	12	MODULAR MT 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 80																																							
Interior Floo	08	SHT VINYL 20																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	4	100																																							
Bathrooms	1	100																																							
Frame	02	WOOD FRAME 100																																							
Stories	2.	100																																							
Units	0	100																																							
Occupancy	00	NONE 100																																							
Quality			03	Quality Level 03																																					
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	1,536	100	1,536	128,671																																					
DCK	24	10	2	168																																					
DCK	24	10	2	168																																					
DCK	126	10	13	1,089																																					
DCK	360	10	36	3,016																																					
UGR	1,536	45	691	57,885																																					
TOTALS			3,606	2,280	190,996																																				
EXTRA FEATURES			45272 EULA B 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	0940	SHEDS/PORT	0	100	13	11		143.00	SF	30.00	100	1998	1998	3	20	858																									
2	1242	WD DECK A	0	100	8	6		48.00	SF	10.00	100	1997	1997	3	20	96																									
3	1242	WD DECK A	0	100	10	16		160.00	SF	10.00	100	1997	1997	3	20	320																									
4	1242	WD DECK A	0	100	8	6		48.00	SF	10.00	100	1997	1997	3	20	96																									
5	0820	WOOD WALK	0	100	55	4		220.00	SF	11.75	100	1997	1997	3	40	1,034																									
6	0751	UOP	0	100	22	30		660.00	SF	10.00	100	2004	2004	3	40	2,640																									
LAND DESCRIPTION			TOTAL OB/XF													5,044																									
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	1.73	AC		1.00	1.00	1.00	35,000.00	35,000.00	60,550																								
REVIEW DATE 08/08/2018 BY KBX Total Acres: 1.73 Total Land Value: 60,550 Market: 0 Agricultural: 0 Common: 60,550 PRINTED 08/02/2023 BY SYS																																									