



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 2 6												
Exterior Wall	30	VINYL 80	0100	01	2,206	107.3100	96.85	213,651	2006	2008	0	0	7.30	92.70	VALUATION BY STANDARD												
Exterior Wall	20	FACE BRICK 20	1 SINGLE FAM - 100% - 2007												Heated Area: 1839 HX Base Yr 2007												
Roof Structure	03	GABLE/HIP 100														Tax Group: 6 Tax Dist:											
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 218,391											
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 50,869											
Interior Floor	14	CARPET 70														TOTAL LAND VALUE - MARKET 121,600											
Interior Floor	11	CLAY TILE 30														TOTAL MARKET VALUE 390,860											
Air Condition	03	CENTRAL 100	SOH/AGL Deduction 151,070																								
Heating Type	04	AIR DUCTED 100	ASSESSED VALUE 239,790																								
Bedrooms	3	100	TOTAL EXEMPTION VALUE HX HB VX SX 105,000																								
Bathrooms	2	100	BASE TAXABLE VALUE 134,790																								
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE 390,860																								
Stories	1.	1. 100	NCON VALUE 54,511																								
Units	0	100	INCOME VALUE																								
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 308,290																								
Quality	03	Quality Level 03														PERMIT NUM		DESCRIPTION		AMT	ISSUED						
DOR CODE	0100	SINGLE FAMILY														R2203781		REPAIR/RRF		20,684	03/09/2022						
MAP NUM	MKT AREA 08															B1124982		SWIM POOL		29,250	07/08/2011						
NEIGHBORHOOD/LOC	8026.00		B24340		ADDITION		46,392	02/01/2011																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	R08725		REPAIR/RRF		0	12/01/2005																	
BAS	1,839	100	1,839	165,105	M10708		MECH OTHER		0	11/01/2005																	
FGR	400	55	220	19,752	C15738		CO ISSUED		149,649	08/01/2005																	
FOP	90	30	27	2,424	SALES DATA						OFF RECORD Number		DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE										
FSP	300	40	120	10,774							2497/0950		9/16/2021	WD U	I	11	100										
TOTALS	2,629		2,206	198,054							GRANTOR: MURDOCK MARY J & JAME																
EXTRA FEATURES					45695 ZIDELL RD, CALLAHAN					BLD DATE		LGL DATE		05/19/2023		MLU											
					XF DATE		LAND DATE																				
					INC DATE		AG DATE																				
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												
2	0812	CONCRETE C	0 100	0 0	1,438.00	SF	4.00	4.00	100	2006	2006	3	88	5,062													
3	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185													
4	0811	CONCRETE B	0 100	0 0	1,013.00	SF	5.20	5.20	100	2008	2008	3	90	4,741													
5	0462	ST/AL FNC	0 100	0 0	662.00	SF	10.00	10.00	100	2008	2008	3	56	3,707													
6	0861	POOL GUNIT	0 100	0 0	440.00	SF	85.00	85.00	100	2011	2011	3	68	25,432													
7	0855	CONC PAVER	0 100	0 0	940.00	SF	10.00	10.00	100	2011	2011	3	93	8,742													
BUILDING DIMENSIONS																											
BAS=[YR=2006] W16 FSP=[YR=2006] N10 W30 S10 E30\$ W30 N10 W27 S17 FGR=[YR=2006] S20 E20 N20 W20\$ E20 S20 E3 S2 E4 D2 R2 E4 R2 U2 E4 N2 FOP=[YR=2006] E18 N5 W18 S5\$ N5 E18 S7 E4 D2 R2 E4 R2 U2 E4 N29\$.																											
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		OR	0.00	0.00	7.60	AC		1.00	1.00	1.00	16,000.00	16,000.00	121,600										
REVIEW DATE 01/06/2023 BY KWA Total Acres: 7.60 Total Land Value: 121,600 Market: 0 Agricultural: 0 Common: 121,600 PRINTED 08/02/2023 BY SYS																											

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CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2																											
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Exterior Wall	25	MOD METAL 100								6500	01	1,200	55.6500	19.48	23,376	2011	2011	0	0	0	13.00	87.00	VALUATION BY																								
Roof Structur	10	STEEL FRME 100								2 GARAGE RES - 100% - 2007														Heated Area: 1200																							
Roof Cover	12	MODULAR MT 100																						HX Base Yr 2007																							
Interior Wall	07	NONE 100								3040 BAS2022 30														Tax Group: 6								Tax Dist:															
Interior Floop	03	CONC FINSH 100																						BUILDING MARKET VALUE								218,391															
Air Condition	01	NONE 100																						TOTAL MARKET OB/XF VALUE								50,869															
Heating Type	01	NONE 100																						TOTAL LAND VALUE - MARKET								121,600															
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