



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	VALUATION SUMMARY														
Exterior Wall	05	AVERAGE 70		0100	01	2,383	82.6140	74.56	177,676	1949	1980	0	0	0	18.73	81.27	VALUATION BY STANDARD														
Exterior Wall	15	CONC BLOCK 30		1 SINGLE FAM - 0% - 0														Heated Area: 2065 HX Base Yr													
Roof Structure	03	GABLE/HIP 100																Tax Group: 6 Tax Dist:													
Roof Cover	01	MINIMUM 60																BUILDING MARKET VALUE 203,163													
Roof Cover	03	COMP SHNGL 40																TOTAL MARKET OB/XF VALUE 12,828													
Interior Wall	02	WALL BD/WD 100																TOTAL LAND VALUE - MARKET 287,000													
Interior Floor	09	PINE WOOD 100																TOTAL MARKET VALUE 259,461													
Air Condition	03	CENTRAL 100																SOH/AGL Deduction 63,372													
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE 196,089													
Bedrooms	3	100																TOTAL EXEMPTION VALUE HX HB 33,826													
Bathrooms	2	100																BASE TAXABLE VALUE 162,263													
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE 502,991													
Stories	2.	2. 100		NCON VALUE 0																											
Units	0	100		INCOME VALUE																											
BUD8 Adjustme	06	DIST 1D 100		PREVIOUS YEAR MKT VALUE 211,114																											
Occupancy	00	NONE 100																													
Quality	03	Quality Level 03																													
DOR CODE	5000			IMPROVED AG																											
MAP NUM				MKT AREA			08																								
NEIGHBORHOOD/LOC	8026.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	886	100	886	53,687																											
BAS	144	100	144	8,726																											
BAS	435	100	435	26,359																											
FOP	196	30	59	3,575																											
FOP	36	30	11	666																											
FOP	174	30	52	3,151																											
FUS	600	100	600	36,357																											
PTO	144	5	7	424																											
UGR	342	45	154	9,331																											
UOP	176	20	35	2,121																											
TOTALS	3,133		2,383	144,397																											
EXTRA FEATURES				543109 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	0811	CONCRETE B	0 100	26	26	676.00	SF	5.20	5.20	100	1983	1983	3	44	1,547																
2	0812	CONCRETE C	0 100	0	0	2,073.00	SF	4.00	4.00	100	1990	1990	3	62	5,141																
3	0940	SHEDS/PORT	0 100	12	16	192.00	SF	18.30	18.30	100	2004	2004	3	24	843																
4	0940	SHEDS/PORT	0 100	10	20	200.00	SF	30.00	30.00	100	1985	1985	3	20	1,200																
5	0940	SHEDS/PORT	0 100	10	8	80.00	SF	30.00	30.00	100	1985	1985	3	20	480																
6	0940	SHEDS/PORT	0 100	11	14	154.00	SF	30.00	30.00	100	1998	1998	3	20	924																
7	0940	SHEDS/PORT	0 100	11	14	154.00	SF	30.00	30.00	100	1998	1998	3	20	924																
8	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	10.00	100	1990	1990	3	20	800																
10	0462	ST/AL FNC	0 100	0	0	334.00	SF	10.00	10.00	100	2000	2000	3	29	969																
TOTAL OB/XF 12,828																															
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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000														
2	005500	A	TIMBER 2 SI	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	550.00	550.00	2,750														
3	006000	A	PAST1/HAY	0			0.00	0.00	13.00	AC		1.00	1.00	1.00	440.00	440.00	5,720														
4	009910	M	MKT. VAL. AG	0			0.00	0.00	18.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	252,000														
REVIEW DATE 06/11/2020 BY KBA Total Acres: 19.00 Total Land Value: 43,470 Market: 252,000 Agricultural: 8,470 Common: 35,000 PRINTED 08/02/2023 BY SYS																															

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 3																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	05	AVERAGE 100								0100	01	1,200	67.0000	60.47	72,564	1945	1945	0	0	0	26.50	73.50																											
Roof Structur	03	GABLE/HIP 100								2 SINGLE FAM - 100% - 0										Heated Area: 1200										HX Base Yr																			
Roof Cover	01	MINIMUM 100								BAS 1993																				Tax Group: 6										Tax Dist:									
Interior Wall	01	MINIMUM 100																												BUILDING MARKET VALUE										203,163									
Interior Floo	03	CONC FINSH 100																												TOTAL MARKET OB/XF VALUE										12,828									
Air Condition	01	NONE 100																												TOTAL LAND VALUE - MARKET										287,000									
Heating Type	01	NONE 100																												TOTAL MARKET VALUE										259,461									
Bedrooms	0	100																												SOH/AGL Deduction										63,372									
Bathrooms	1	100																												ASSESSED VALUE										196,089									
Frame	02	WOOD FRAME 100																												TOTAL EXEMPTION VALUE										HX HB 33,826									
Stories	2.	2. 100																												BASE TAXABLE VALUE										162,263									
Units	0	100																												TOTAL JUST VALUE										502,991									
BUD8 Adjustme	06	DIST 1D 100																												NCON VALUE										0									
Occupancy	00	NONE 100																												INCOME VALUE																			
																				PREVIOUS YEAR MKT VALUE										211,114																			

[illegible]