



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	05	AVERAGE 100	0100	01	2,650	107.4000	96.93	256,864	1984	1989	0	0	15.50	84.50	VALUATION BY									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0												Tax Group: 6									
Roof Cover	03	COMP SHNGL 100	Heated Area: 1829												Tax Dist:									
Interior Wall	05	DRYWALL 90	HX Base Yr												BUILDING MARKET VALUE									
Interior Wall	06	CUST PANEL 10													TOTAL MARKET OB/XF VALUE									
Interior Floo	14	CARPET 90													TOTAL LAND VALUE - MARKET									
Interior Floo	15	HARDTILE 10													TOTAL MARKET VALUE									
Air Condition	03	CENTRAL 100													SOH/AGL Deduction									
Heating Type	04	AIR DUCTED 100													ASSESSED VALUE									
Bedrooms	3	100													TOTAL EXEMPTION VALUE									
Bathrooms	2	100													BASE TAXABLE VALUE									
Frame	02	WOOD FRAME 100													TOTAL JUST VALUE									
Stories	1.	1. 100													NCON VALUE									
Units	0	100													INCOME VALUE									
BUD8 Adjustme	06	DIST 1D 100													PREVIOUS YEAR MKT VALUE									
Occupancy	00	NONE 100																						
Quality	03	Quality Level 03																						
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	1,829	100	1,829	149,806																				
FEP	336	80	269	22,033																				
FGR	775	55	426	34,892																				
FSP	300	40	120	9,829																				
PTO	120	5	6	492																				
TOTALS	3,360		2,650	217,050																				
EXTRA FEATURES					45442 PETREE 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	1984	1984	3	58	2,030								
2	0812	CONCRETE C	0	100	0	0	1,200.00	SF	4.00	4.00	100	1988	1988	3	57	2,736								
3	0300	BOAT DCK W	0	100	18	10	180.00	SF	40.00	40.00	100	1984	1984	3	20	1,440								
4	0350	CARPORT WD	0	100	21	17	357.00	SF	8.58	8.58	100	1984	1984	3	20	613								
5	0940	SHEDS/PORT	0	100	10	17	170.00	SF	20.10	20.10	100	1984	1984	3	20	683								
6	0351	CARPORT MT	0	100	0	0	2,700.00	SF	10.00	10.00	100	1995	1995	3	20	5,400								
7	0510	GARAGE WD-	0	100	25	32	800.00	SF	24.85	24.85	100	1995	1995	3	24	4,771								
8	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000								
9	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000								
10	1242	WD DECK A	0	0	9	10	90.00	SF	10.00	10.00	100	1990	1990	3	20	180								
LAND DESCRIPTION					TOTAL OB/XF										29,853									
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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	000115	C	SFR ACRES	100	0007		0.00	0.00	5.97	AC		1.00	1.00	1.00	16,000.00	16,000.00	95,520							
REVIEW DATE 05/12/2022 BY KBA Total Acres: 6.97 Total Land Value: 130,520 Market: 0 Agricultural: 0 Common: 130,520 PRINTED 08/02/2023 BY SYS																								