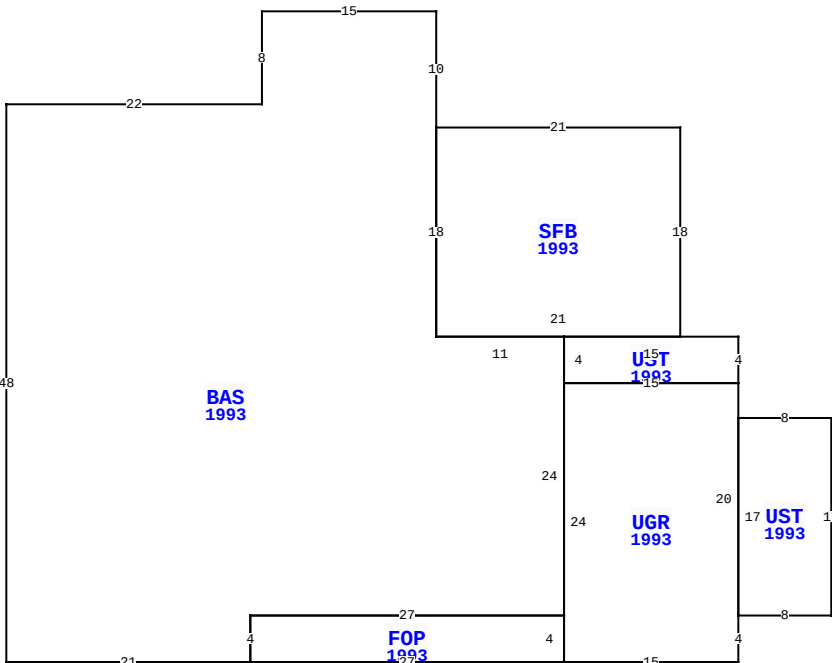


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A YB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY						PAGE 1 of 1	6														
Exterior Wall	19	COMMON BRK 100								0100	01	2,680	136.7520	123.42	330,766	1960	1985	0	0	0	28.50	71.50	VALUATION BY						STANDARD														
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2020														Heated Area: 2398														HX Base Yr 2020					
Roof Cover	12	MODULAR MT 100																																									
Interior Wall	05	DRYWALL 100																																									
Interior Floo	11	CLAY TILE 50																																									
Interior Floo	14	CARPET 50																																									
Air Condition	03	CENTRAL 100																																									
Heating Type	04	AIR DUCTED 100																																									
Bedrooms		2 100																																									
Bathrooms		2.5 100																																									
Frame	02	WOOD FRAME 100																																									
Stories		1. 1. 100																																									
Units		0 100																																									
BUD8 Adjustme	06	DIST 1D 100																																									
Occupancy	00	NONE 100																																									
Quality		05 Quality Level 05																																									
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	2,096	100	2,096	184,962																																							
FOP	108	30	32	2,824																																							
SFB	378	80	302	26,650																																							
UGR	360	45	162	14,296																																							
UST	60	45	27	2,382																																							
UST	136	45	61	5,383																																							
TOTALS		3,138		2,680		236,498																																					
EXTRA FEATURES										543022 US HWY 1, CALLAHAN										BLD DATE				LGL DATE		05/19/2023		MLU															
										XF DATE				LAND 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																												
1	0810	CONCRETE A	0 100	0 0	3,062.00	SF	6.50	6.50	100	1985	1985	3	49.5	9,852																													
2	0810	CONCRETE A	0 100	0 0	3,997.00	SF	3.58	3.58	100	1985	1985	3	49.5	7,073																													
3	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715																													
4	0510	GARAGE WD-	0 100	14 22	308.00	SF	19.25	19.25	100	1980	1980	3	20	1,186																													
5	0940	SHEDS/PORT	0 100	14 12	168.00	SF	16.50	16.50	100	1980	1980	3	20	554																													
8	0525	GAZEBO	0 100	0 0	1.00	UT	5,000.00	5,000.00	100	1998	1998	3	27	1,350																													
9	0510	GARAGE WD-	0 100	0 0	576.00	SF	35.00	35.00	100	1998	1998	3	27	5,443																													
LAND DESCRIPTION																TOTAL OB/XF 27,173																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000																										
2	005401	A	TIMB2-1 SI	0			0.00	0.00	7.50	AC		1.00	1.00	1.00	790.00	790.00	5,925																										
3	005901	A	HARDWOOD SI	0			0.00	0.00	8.16	AC		1.00	1.00	1.00	225.00	225.00	1,836																										
4	009910	M	MKT.VAL.AG	0			0.00	0.00	15.66	AC		1.00	1.00	1.00	15,000.00	15,000.00	234,900																										
REVIEW DATE 06/11/2020 BY KBA Total Acres: 18.66 Total Land Value: 61,761 Market: 234,900 Agricultural: 7,761 Common: 54,000 PRINTED 08/02/2023 BY SYS																																											