



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 6										
Exterior Wall	20	FACE BRICK 100	0900	01	1,391	106.4000	126.35	175,753	1987	1992	0	0	22.50	77.50	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2013													Heated Area: 1242									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2013									
Interior Wall	05	DRYWALL 80																							
Interior Wall	04	PLYWOOD 20																							
Interior Floo	14	CARPET 80																							
Interior Floo	08	SHT VINYL 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	3	100																							
Bathrooms	2	100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units	0	100																							
Occupancy	00	NONE 100																							
Quality	02	Quality Level 02																							
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	1,242	100	1,242	121,618																					
FEP	140	80	112	10,967																					
UOP	64	20	13	1,273																					
UOP	121	20	24	2,350																					
TOTALS	1,567		1,391	136,209																					
EXTRA FEATURES			45172 JONES WAY, 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	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50	100	1987	1987	3	54.5	213										
2	0810	CONCRETE A	0 100	17	3	51.00	SF	6.50	6.50	100	1987	1987	3	54.5	181										
3	0511	GARAGE CB-	0 100	24	26	624.00	SF	20.00	20.00	100	1987	1987	3	54.5	6,802										
4	0681	POLE SHED	0 100	18	19	342.00	SF	15.00	15.00	100	1927	1927	3	20	1,026										
5	0940	SHEDS/PORT	0 100	9	19	171.00	SF	30.00	30.00	100	1927	1927	3	20	1,026										
6	0940	SHEDS/PORT	0 100	9	16	144.00	SF	30.00	30.00	100	1987	1987	3	20	864										
7	0810	CONCRETE A	0 100	16	4	64.00	SF	6.50	6.50	100	1987	1987	3	54.5	227										
8	0811	CONCRETE B	0 100	0	0	762.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,160										
TOTAL OB/XF 12,499																									
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	0005	OR	0.00	0.00	1.24	AC		1.00	1.00	1.00	35,000.00	35,000.00	43,400								
REVIEW DATE 02/01/2022 BY KBA Total Acres: 1.24 Total Land Value: 43,400 Market: 0 Agricultural: 0 Common: 43,400 PRINTED 08/02/2023 BY SYS																									