



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	10	ABOVE AVG 100	0900	01	2,382	106.5064	126.48	301,275	2012	2012	0	0	4.50	95.50	VALUATION BY														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0												Heated Area: 1856														
Roof Cover	03	COMP SHNGL 100													HX Base Yr														
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMMT 60																											
Interior Floo	11	CLAY TILE 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	2	100																											
Frame	02	WOOD FRAME 100																											
Stories	0	0 100																											
Units	0	0 100																											
Occupancy	00	NONE 100																											
Quality			02	Quality Level 02																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM				MKT AREA			08																						
NEIGHBORHOOD/LOC			8005.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,856	100	1,856	224,183																									
FCP	300	25	75	9,059																									
FOP	240	30	72	8,697																									
FOP	400	30	120	14,495																									
UGR	576	45	259	31,284																									
TOTALS			3,372	2,382	287,718																								
EXTRA FEATURES															34350 BREADCRUMB TRL, 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	0681	POLE SHED	0	0	48	24	1,152.00	SF	30.00	30.00	100	2012	2012	3	71	24,538													
2	0753	UEP	0	0	36	12	432.00	SF	66.00	66.00	100	2013	2013	3	75	21,384													
3	0530	STBL WD	0	0	48	36	1,728.00	SF	45.00	45.00	100	2013	2013	3	75	58,320													
4	0810	CONCRETE A	0	0	24	20	480.00	SF	6.50	6.50	100	2013	2013	3	95	2,964													
5	0510	GARAGE WD-	0	0	30	12	360.00	SF	35.00	35.00	100	2005	2005	3	44	5,544													
6	0681	POLE SHED	0	0	30	11	330.00	SF	15.00	15.00	100	2013	2013	3	75	3,713													
7	0940	SHEDS/PORT	0	0	30	12	360.00	SF	30.00	30.00	100	2015	2015	3	74	7,992													
8	0681	POLE SHED	0	0	30	12	360.00	SF	15.00	15.00	100	2015	2015	3	81	4,374													
9	0681	POLE SHED	0	0	20	12	240.00	SF	15.00	15.00	100	2015	2015	3	81	2,916													
10	1242	WD DECK A	0	0	0	0	250.00	SF	5.00	5.00	100	2015	2015	3	74	925													
LAND DESCRIPTION															TOTAL OB/XF 132,670														
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	000100	C	SFR	0	0005	OR	0.00	0.00	10.00	AC		1.00	1.00	0.60	16,000.00	9,600.00	96,000												
REVIEW DATE 06/06/2022 BY TWA Total Acres: 10.00 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 08/02/2023 BY SYS																													