



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	20	FACE BRICK 100	0900	01	2,619	92.4480	109.78	287,514	2019	2019	0	0	2.25	97.75	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2020													Heated Area: 2504									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020									
Interior Wall	05	DRYWALL 100																							
Interior Floo	08	SHT VINYL 100																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		4 100																							
Bathrooms		2.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	0	0 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality			01	Quality Level 01																					
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	2,504	100	2,504	268,704																					
FOP	144	30	43	4,615																					
FOP	240	30	72	7,726																					
TOTALS			2,888	2,619	281,045																				
EXTRA FEATURES			33187 CROSSFIRE TR, 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	0	0	764.00	SF	5.20	5.20	100	2019	2019	3	99	3,933										
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			0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000								
REVIEW DATE 01/03/2020 BY TW Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																									

Diagram showing property boundaries and areas. The main lot is labeled BAS 2019. A smaller area is labeled FOP 2019. Dimensions are provided for various segments of the boundary.

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2262/1942	3/18/2019	WD	U	V	37	18,000

GRANTOR: WILSON WESLEY G SR &
GRANTEE: WILSON JACOB K & KR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W19 FOP=[YR=2019] W18 S8 E18 N8\$ S8 W18 N8 W9 N8 W22 S42 E14 S4 FOP=[YR=2019] S6 E40 N6 W40\$ E40 N4 E14 N34\$.