



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	VALUATION SUMMARY																							
Exterior Wall	05	AVERAGE 100	0100	01	1,106	117.6600	106.19	117,446	1944	1944	0	0	26.75	73.25	VALUATION BY STANDARD																							
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022												Heated Area: 988												HX Base Yr											
Roof Cover	03	COMP SHNGL 100																																				
Interior Wall	05	DRYWALL 100																																				
Interior Floo	14	CARPET 70																																				
Interior Floo	08	SHT VINYL 30																																				
Air Condition	03	CENTRAL 100																																				
Heating Type	04	AIR DUCTED 100																																				
Bedrooms	2	100																																				
Bathrooms	2	100																																				
Frame	02	WOOD FRAME 100																																				
Stories	1.	1. 100																																				
Units	0	100																																				
BUD8 Adjustme	06	DIST 1D 100																																				
Occupancy	00	NONE 100																																				
Quality			03	Quality Level 03																																		
DOR CODE			0100	SINGLE FAMILY																																		
MAP NUM																							MKT AREA		08													
NEIGHBORHOOD/LOC			8001.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	988	100	988	76,851																																		
FOP	198	30	59	4,589																																		
FSP	147	40	59	4,589																																		
TOTALS			1,333	1,106	86,029																																	
EXTRA FEATURES			615345 RIVER 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	0940	SHEDS/PORT	0 100	8	10	80.00	SF	19.50	19.50	100	1981	1981	3	20	312																							
2	0350	CARPORT WD	0 100	14	20	280.00	SF	9.36	9.36	100	1991	1991	3	20	524																							
LAND DESCRIPTION			TOTAL OB/XF 836																																			
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	0004	OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	30,000.00	30,000.00	32,100																					
REVIEW DATE 07/27/2018 BY TWX Total Acres: 1.07 Total Land Value: 32,100 Market: 0 Agricultural: 0 Common: 32,100 PRINTED 08/02/2023 BY SYS																																						

[illegible]