



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 2										
Exterior Wall	20	FACE BRICK 100	0900	01	2,236	128.0664	152.08	340,051	2006	2006	0	0	0	12.00	88.00	VALUATION SUMMARY									
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2007													Heated Area: 1741									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2007									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 60																							
Interior Floo	14	CARPET 40																							
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	05	Quality Level 05																							
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	1,741	100	1,741	232,998																					
FGR	756	55	416	55,673																					
FOP	114	30	34	4,550																					
FOP	149	30	45	6,023																					
TOTALS			2,760	2,236	299,245																				
EXTRA FEATURES			615504 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820									
2	0812	CONCRETE C	0	100	0	0	1,870.00	SF	4.00	4.00	100	2006	2006	3	88	6,582									
3	0474	VF 4 RAIL	0	100	57	8	456.00	LF	9.25	9.25	100	2009	2009	3	78	3,290									
4	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2009	2009	3	78	702									
5	0810	CONCRETE A	0	100	25	19	475.00	SF	6.50	6.50	100	2011	2011	3	93	2,871									
6	0861	POOL GUNIT	0	100	20	14	280.00	SF	85.00	85.00	100	2014	2014	3	78	18,564									
7	0855	CONC PAVER	0	100	0	0	750.00	SF	10.00	10.00	100	2014	2014	3	95	7,125									
8	0476	VF 6 SBPL	0	100	0	0	80.00	LF	32.00	32.00	100	2014	2014	3	89	2,278									
TOTAL OB/XF			43,232																						
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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000								
REVIEW DATE 07/28/2021 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS																									

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