



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 6											
Exterior Wall	10	ABOVE AVG 80	0900	01	3,545	98.6670	117.17	415,368	2010	2010	0	0	6.20	93.80	VALUATION BY STANDARD											
Exterior Wall	20	FACE BRICK 20	1 SNGL FAM - 100% - 2012												Heated Area: 1955 HX Base Yr 2012											
Roof Structure	03	GABLE/HIP 100														Tax Group: 6 Tax Dist:										
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 408,037										
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 23,760										
Interior Floor	12	HARDWOOD 70														TOTAL LAND VALUE - MARKET 73,500										
Interior Floor	11	CLAY TILE 30														TOTAL MARKET VALUE 505,297										
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 266,855										
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 238,442										
Bedrooms	3	100														TOTAL EXEMPTION VALUE HX HB 50,000										
Bathrooms	2	100														BASE TAXABLE VALUE 188,442										
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 505,297										
Stories	1.	1. 100	NCON VALUE 0																							
Units	0	100	INCOME VALUE																							
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 395,888																							
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	1,955	100	1,955	214,865																						
FCP	2,615	25	654	71,878																						
FOP	3,120	30	936	102,871																						
TOTALS			7,690	3,545	389,615																					
EXTRA FEATURES			45979 BISMARCK 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	0937	WELL	0	100	0	0	1.00	UT	6,000.00	100	2006	2006	3	100	6,000											
2	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	100	2006	2006	3	100	6,000											
3	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	100	2008	2008	3	56	11,760											
TOTAL OB/XF 23,760																										
LAND DESCRIPTION			TOTAL OB/XF 23,760																							
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		OR	0.00	0.00	2.10	AC		1.00	1.00	1.00	35,000.00	35,000.00	73,500									
REVIEW DATE 05/18/2018 BY KBX Total Acres: 2.10 Total Land Value: 73,500 Market: 0 Agricultural: 0 Common: 73,500 PRINTED 08/02/2023 BY SYS																										

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