



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 6											
Exterior Wall	20	FACE BRICK 100	0900	01	2,337	101.7583	120.84	282,403	2004	2004	0	0	0	13.50	86.50	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2005													Heated Area: 1883										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2005										
Interior Wall	05	DRYWALL 100																								
Interior Floo	14	CARPET 90																								
Interior Floo	11	CLAY TILE 10																								
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			02	Quality Level 02																						
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	1,883	100	1,883	196,824																						
FGR	644	55	354	37,002																						
FOP	57	30	17	1,777																						
FOP	276	30	83	8,676																						
TOTALS			2,860	2,337	244,279																					
EXTRA FEATURES					35456 TANNER LN, 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										
2	0812	CONCRETE C	0	100	0	0			4.00	100	2004	2004	3	86	5,356											
3	0810	CONCRETE A	0	100	0	0			6.50	100	2008	2008	3	90	1,814											
4	0680	POLE SHED	0	100	70	26			10.00	100	2012	2012	3	71	12,922											
5	0810	CONCRETE A	0	100	0	0			6.50	100	2019	2019	3	99	2,960											
LAND DESCRIPTION																	TOTAL OB/XF 23,052									
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	0005		0.00	0.00	1.21	AC		1.00	1.00	1.00	30,000.00	30,000.00	36,300									
REVIEW DATE 08/05/2021 BY TWA Total Acres: 1.21 Total Land Value: 36,300 Market: 0 Agricultural: 0 Common: 36,300 PRINTED 08/02/2023 BY SYS																										