



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 90	0900	01	3,116	96.4620	114.55	356,938	1979	1984	0	0	25.89	74.11	VALUATION SUMMARY															
Exterior Wall	05	AVERAGE 10	1 SNGL FAM - 0% - 0												STANDARD															
Roof Structur	03	GABLE/HIP 100	Heated Area: 2671												HX Base Yr															
Roof Cover	03	COMP SHNGL 100	14												18															
Interior Wall	04	PLYWOOD 50	12												43															
Interior Wall	05	DRYWALL 50	14												27															
Interior Floo	11	CLAY TILE 60	12												21															
Interior Floo	14	CARPET 40	24												13															
Air Condition	03	CENTRAL 100	16												5															
Heating Type	04	AIR DUCTED 100	25												3															
Bedrooms	3	100	2												5															
Bathrooms	02	WOOD FRAME 100	3												2															
Frame	1.	1. 100	4												1															
Stories	0	100	5												1															
Units	06	DIST 1D 100	6												1															
BUD8 Adjustme	00	NONE 100	7												1															
Occupancy	00	NONE 100	8												1															
Quality	01	Quality Level 01	9												1															
DOR CODE	0100	SINGLE FAMILY	10												1															
MAP NUM	MKT AREA		11												1															
NEIGHBORHOOD/LOC	8001.00		12												1															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,671	100	2,671	226,749																										
FGR	600	55	330	28,015																										
FOP	218	30	65	5,518																										
FOP	168	30	50	4,245																										
TOTALS	3,657		3,116	264,527																										
EXTRA FEATURES					35327 SHERRY 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT 3,500.00	3,500.00	100	1980	1980	3	49	1,715															
3	0861	POOL GUNIT	0	0	0	0	595.00	SF 85.00	85.00	100	2008	2008	3	56	28,322															
4	0812	CONCRETE C	0	0	0	0	2,967.00	SF 4.00	4.00	100	1985	1985	3	49.5	5,875															
5	0510	GARAGE WD-	0	0	20	24	480.00	SF 28.00	28.00	100	1989	1989	3	20	2,688															
6	0855	CONC PAVER	0	0	0	0	2,028.00	SF 10.00	10.00	100	2008	2008	3	90	18,252															
TOTAL OB/XF 56,852																														
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	0	0006	OR	0.00	0.00	1.43	AC		1.00	1.00	1.00	30,000.00	30,000.00	42,900													
REVIEW DATE 08/05/2021 BY TWA Total Acres: 1.43 Total Land Value: 42,900 Market: 0 Agricultural: 0 Common: 42,900 PRINTED 08/02/2023 BY SYS																														