



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	20	FACE BRICK 100	0900	01	2,160	97.0200	115.21	248,854	1987	1992	0	0	22.50	77.50	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0													Heated Area: 1500 HX Base Yr																			
Roof Cover	03	COMP SHNGL 100														VALUATION BY																			
Interior Wall	05	DRYWALL 100														Tax Group: 6										Tax Dist:									
Interior Floo	08	SHT VINYL 50														BUILDING MARKET VALUE										192,862									
Interior Floo	14	CARPET 50														TOTAL MARKET OB/XF VALUE										1,867									
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET										31,500									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE										226,229									
Bedrooms	2	100														SOH/AGL Deduction										114,567									
Bathrooms	2	100														ASSESSED VALUE										111,662									
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Stories	1.	1. 100														BASE TAXABLE VALUE										61,662									
Units	0	100	TOTAL JUST VALUE										226,229																						
BUD8 Adjustme	06	DIST 1D 100	NCON VALUE										0																						
Occupancy	00	NONE 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE 193,159																						
Quality			01	Quality Level 01																															
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	1,500	100	1,500	133,932																															
FEP	336	80	269	24,018																															
FGR	441	55	243	21,697																															
FOP	145	30	44	3,928																															
FST	189	55	104	9,286																															
TOTALS			2,611	2,160	192,862																														
EXTRA FEATURES			35031 SHERRY RD, CALLAHAN												BLD DATE XF DATE INC DATE																				
															LGL DATE LAND DATE AG DATE																				
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	0810	CONCRETE A	0 100	31 17	527.00	SF	6.50	6.50	100	1987	1987	3	54.5	1,867																					
LAND DESCRIPTION			TOTAL OB/XF												1,867																				
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	0006	OR	0.00	0.00	1.05	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,500																		
REVIEW DATE 08/05/2021 BY TWA Total Acres: 1.05 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 08/02/2023 BY SYS																																			