



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 3 6												
Exterior Wall	19	COMMON BRK 100	0900	01	2,455	122.9760	146.03	358,504	1970	1970	0	0	0	36.00	64.00	VALUATION BY STANDARD											
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0													Heated Area: 1934 HX Base Yr											
Roof Cover	03	COMP SHNGL 100														Tax Group: 6 Tax Dist:											
Interior Wall	05	DRYWALL 90														BUILDING MARKET VALUE 246,635											
Interior Wall	04	PLYWOOD 10														TOTAL MARKET OB/XF VALUE 37,203											
Interior Floo	08	SHT VINYL 90														TOTAL LAND VALUE - MARKET 42,000											
Interior Floo	14	CARPET 10														TOTAL MARKET VALUE 325,838											
Air Condition	03	CENTRAL 100	SOH/AGL Deduction 174,092																								
Heating Type	04	AIR DUCTED 100	ASSESSED VALUE 151,746																								
Bedrooms	3	100	TOTAL EXEMPTION VALUE HX HB 50,000																								
Bathrooms	2	100	BASE TAXABLE VALUE 101,746																								
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE 325,838																								
Stories	1.	1. 100	NCON VALUE 0																								
Units	0	100	INCOME VALUE																								
BUD8 Adjustme	06	DIST 1D 100	PREVIOUS YEAR MKT VALUE 241,599																								
Occupancy	00	NONE 100																									
Quality	04	Quality Level 04																									
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	1,934	100	1,934	180,750																							
FCP	484	25	121	11,309																							
FEP	440	80	352	32,898																							
FOP	160	30	48	4,486																							
TOTALS	3,018		2,455	229,443																							
EXTRA FEATURES					614957 RIVER RD, CALLAHAN										BLD DATE XF DATE INC 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	LGL DATE LAND DATE AG DATE									
1	0811	CONCRETE B	0	100	0	0	1,794.00	SF	5.20	5.20	100	1980	1980	3	35	3,265		06/13/2023 MLU									
2	0510	GARAGE WD-	0	100	18	18	324.00	SF	35.00	35.00	100	1980	1980	3	20	2,268											
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715											
4	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1980	1980	3	20	720											
5	0861	POOL GUNIT	0	100	19	31	589.00	SF	85.00	85.00	100	1980	1980	3	20	10,013											
6	0845	KOOL DECK	0	100	0	0	923.00	SF	7.25	7.25	100	1980	1980	3	35	2,342											
7	0940	SHEDS/PORT	0	100	7	13	91.00	SF	30.00	30.00	100	1980	1980	3	20	546											
8	0350	CARPORT WD	0	0	10	12	120.00	SF	13.00	13.00	100	1980	1980	3	20	312											
9	0811	CONCRETE B	0	100	0	0	510.00	SF	5.20	5.20	100	1990	1990	3	62	1,644											
10	0810	CONCRETE A	0	0	0	0	560.00	SF	4.88	4.88	100	1990	1990	3	62	1,693											
LAND DESCRIPTION					TOTAL OB/XF 24,518																						
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		0.00	0.00	2.00	AC		1.00	1.00	0.70	30,000.00	21,000.00	42,000										
REVIEW DATE 08/05/2021 BY TWA Total Acres: 2.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 08/02/2023 BY SYS																											

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