

26-2N-24-0000-0011-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2																								
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	STANDARD																											
Exterior Wall		25	MOD METAL 100			6500	01	2,800	50.7840	17.77	49,756	2020	2020	0	0	118	2.00	118.00	VALUATION BY																									
Roof Structur		03	GABLE/HIP 100		2 GARAGE RES - 100% - 2007										Heated Area: 2800										HX Base Yr 2007																			
Roof Cover		12	MODULAR MT 100		40 70 70 40 BAS 2020																				Tax Group: 6										Tax Dist:									
Interior Wall			N/A 100												BUILDING MARKET VALUE										566,769																			
Interior Floo		03	CONC FINSH 100												TOTAL MARKET OB/XF VALUE										85,356																			
Air Condition		99	N/A 100												TOTAL LAND VALUE - MARKET										45,900																			
Heating Type			N/A 100												TOTAL MARKET VALUE										698,025																			
Bedrooms			0 100												SOH/AGL Deduction										327,737																			
Bathrooms			0 100												ASSESSED VALUE										370,288																			
Frame		05	STEEL 100												TOTAL EXEMPTION VALUE										HX HB 50,000																			
Stories		0	0 100												BASE TAXABLE VALUE										320,288																			
Units			0 100												TOTAL JUST VALUE										698,025																			
Occupancy		00	NONE 100		NCON VALUE										0																													
					INCOME VALUE																																							
					PREVIOUS YEAR MKT VALUE										564,652																													
Quality		06	Quality Level 06																																									
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	2,800	100	2,800	58,712																																								
TOTALS		2,800		2,800	58,712																																							
EXTRA FEATURES					615171 RIVER RD, CALLAHAN										BLD DATE					LGL DATE					06/13/2023					MLU														
															XF DATE					LAND DATE																								
															INC 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																												