

2023

26-2N-24-0000-0011-0060



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	05	AVERAGE 100	0100	01	2,124	123.5192	111.48	236,784	1998	1998	0	0	0	11.75	88.25	STANDARD																												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0														Heated Area: 1748														HX Base Yr													
Roof Cover	12	MODULAR MT 100																																										
Interior Wall	05	DRYWALL 100																																										
Interior Floo	14	CARPET 80																																										
Interior Floo	11	CLAY TILE 20																																										
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			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	1,748	100	1,748	171,970																																								
FGR	462	55	254	24,989																																								
FOP	390	30	117	11,510																																								
PTO	100	5	5	492																																								
TOTALS			2,700	2,124	208,962																																							
EXTRA FEATURES			35123 GATOR NOLE WAY, CALLAHAN													BLD DATE			LGL DATE			05/24/2023			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																											
2	0810	CONCRETE A	0	100	20	25	500.00	SF	6.50	6.50	100	1998	1998	3	77	2,503																												
3	0510	GARAGE WD-	0	100	30	16	480.00	SF	35.00	35.00	100	1999	1999	3	28	4,704																												
4	0300	BOAT DCK W	0	100	16	8	128.00	SF	20.00	20.00	100	2015	2015	3	81	2,074																												
LAND DESCRIPTION																		TOTAL OB/XF 9,281																										
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	0007	OR	0.00	0.00	3.65	AC		1.00	1.00	1.00	18,000.00	18,000.00	65,700																											
REVIEW DATE 07/27/2018 BY TWX Total Acres: 3.65 Total Land Value: 65,700 Market: 0 Agricultural: 0 Common: 65,700 PRINTED 08/02/2023 BY SYS																																												