



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 2																								
Exterior Wall	20	FACE BRICK 100	0900	01	2,376	112.1610	133.19	316,459	1973	1983	0	0	0	27.45	72.55	VALUATION SUMMARY																							
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0													Heated Area: 2051																							
Roof Cover	03	COMP SHNGL 100														HX Base Yr																							
Interior Wall	04	PLYWOOD 50																																					
Interior Wall	05	DRYWALL 50																																					
Interior Floo	14	CARPET 90																																					
Interior Floo	08	SHT VINYL 10																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms	4	100																																					
Bathrooms	2.5	100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units	0	100																																					
BUD8 Adjustme	06	DIST 1D 100																																					
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	2,051	100	2,051	198,187																																			
FGR	512	55	282	27,250																																			
FSP	88	40	35	3,382																																			
PTO	168	5	8	773																																			
TOTALS	2,819		2,376	229,591																																			
EXTRA FEATURES					35173 LANCE RD, 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																						
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715																							
3	0511	GARAGE CB-	0	100	22	28	616.00	SF	40.00	40.00	100	1975	1975	3	27	6,653																							
4	0681	POLE SHED	0	100	8	28	224.00	SF	15.00	15.00	100	1980	1980	3	20	672																							
5	0812	CONCRETE C	0	100	0	0	1,124.00	SF	4.00	4.00	100	1980	1980	3	35	1,574																							
10	0753	UEP	0	100	12	12	144.00	SF	22.00	22.00	100	2004	2004	3	40	1,267																							
11	0820	WOOD WALK	0	100	18	16	288.00	SF	11.75	11.75	100	2004	2004	3	40	1,354																							
12	1242	WD DECK A	0	100	42	5	210.00	SF	10.00	10.00	100	2004	2004	3	24	504																							
13	0510	GARAGE WD-	0	100	18	15	270.00	SF	35.00	35.00	100	2004	2004	3	40	3,780																							
14	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2004	2004	3	24	192																							
15	1242	WD DECK A	0	100	0	0	380.00	SF	5.00	5.00	100	2017	2017	3	82	1,558																							
LAND DESCRIPTION					TOTAL OB/XF															19,269																			
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	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000																						
REVIEW DATE 08/05/2021 BY TWA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																							

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