



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	19	COMMON BRK 100		0100	01	1,810	126.0000	113.72	205,833	1967	1977	0	0	0	32.50	67.50	VALUATION BY		STANDARD										
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 1998										Heated Area: 1425					HX Base Yr 1998										
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 90																											
Interior Wall	04	PLYWOOD 10																											
Interior Floo	14	CARPET 90																											
Interior Floo	08	SHT VINYL 10																											
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																											
BUD8 Adjustme	06	DIST 1D 100																											
Occupancy	00	NONE 100																											
Quality		03	Quality Level 03																										
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	1,425	100	1,425	109,384																									
FGR	576	55	317	24,333																									
FOP	192	30	58	4,452																									
PTO	204	5	10	767																									
TOTALS		2,397		1,810	138,937																								
EXTRA FEATURES				613252 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													
3	0350	CARPORT WD	0 100	14	27	378.00	SF	13.00	13.00	100	1975	1975	3	20	983														
4	0511	GARAGE CB-	0 100	28	28	784.00	SF	40.00	40.00	100	2004	2004	3	86	26,970														