



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 4														
Exterior Wall	20	FACE BRICK 100	0900	01	2,604	118.1280	140.28	365,289	2015	2015	0	0	0	5.25	94.75	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2017														Heated Area: 2217													
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2017													
Interior Wall	05	DRYWALL 100																												
Interior Floo	08	SHT VINYL 60																												
Interior Floo	14	CARPET 40																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		4 100																												
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			5000IMPROVED AG																											
MAP NUM																MKT AREA			05											
NEIGHBORHOOD/LOC			5001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,217	100	2,217	294,673																										
FGR	529	55	291	38,678																										
FOP	138	30	41	5,449																										
FOP	184	30	55	7,310																										
TOTALS			3,068	2,604	346,111																									
EXTRA FEATURES			55035 COUNTRREE LIFE WAY, CALLAHAN																											
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	0811	CONCRETE B	0	100	0	0	1,817.00	SF	5.20	5.20	100	2021	2021	3	100	9,448														
5	0861	POOL GUNIT	0	100	0	0	466.00	SF	85.00	85.00	100	2021	2021	3	98	38,818														
6	0855	CONC PAVER	0	100	0	0	1,080.00	SF	10.00	10.00	100	2021	2021	3	100	10,800														
7	0462	ST/AL FNC	0	100	0	0	728.00	SF	10.00	10.00	100	2021	2021	3	98	7,134														
TOTAL OB/XF																		66,200												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	005000	C	RURAL HOME	100		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000													
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	8.89	AC		1.00	1.00	1.00	550.00	550.00	4,890													
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	8.89	AC		1.00	1.00	1.00	16,000.00	16,000.00	142,240													
REVIEW DATE 09/21/2021 BY KBA Total Acres: 11.89 Total Land Value: 58,890 Market: 142,240 Agricultural: 4,890 Common: 54,000 PRINTED 08/02/2023 BY SYS																														

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