



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 6													
Exterior Wall	20	FACE BRICK 100	0900	01	2,544	123.5376	146.70	373,205	1998	2008	0	0	10.50	89.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2020												Heated Area: 1917													
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2020													
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 70																										
Interior Floo	11	CLAY TILE 30																										
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	1,917	100	1,917	251,695																								
FGR	900	55	495	64,992																								
FOP	254	30	76	9,978																								
UOP	280	20	56	7,352																								
TOTALS			3,351	2,544	334,018																							
EXTRA FEATURES			613169 RIVER RD, 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												
3	0511	GARAGE CB-	0 100	25	31	775.00	SF	60.00	60.00	100	1997	1997	3	75	34,875													
4	0812	CONCRETE C	0 100	36	41	1,476.00	SF	4.00	4.00	100	1998	1998	3	77	4,546													
5	0462	ST/AL FNC	0 100	144	4	576.00	SF	10.00	10.00	100	2017	2017	3	87	5,011													
6	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282													
LAND DESCRIPTION																												
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	0004		0.00	0.00	1.38	AC		1.00	1.00	1.00	30,000.00	30,000.00	41,400											
REVIEW DATE 08/05/2021 BY TWA Total Acres: 1.38 Total Land Value: 41,400 Market: 0 Agricultural: 0 Common: 41,400 PRINTED 08/02/2023 BY SYS																												

Diagram showing property boundaries and areas:

- UOP 2013 (Unimproved Open Portion)
- FGR 1998 (Front Yard Greenery)
- BAS 1998 (Back Yard Area)
- FOP 1998 (Front Yard Open Portion)

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2248/1781	1/10/2019	WD	Q	I	01	300,000

GRANTOR: EDDY JOSEPH C & DEE A
GRANTEE: STAFFORD DIANE V
1963/0894 2/18/2015 DG U I 11 100
GRANTOR: EDDY JOSEPH C
GRANTEE: EDDY JOSEPH C & DEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W3 FGR=[YR=1998] N36 W25 S22 UOP=[YR=2013] W20 S14 E20 N14 \$ S14 E25 \$ W58 S31 E13 FOP=[YR=1998] S8 E35 N8 W4 D2 L2 W5 L2 U2 W5 D2 L2 W4 U2 L2 W9\$ E9 D2 R2 E4 U2 R2 E5 D2 R2 E5 U2 R2 E17 N31\$.

[illegible]