

UNITED STATES POSTAL SERVICE
1735 N BROWN ROAD STE 200
LAWRENCEVILLE, GA 30043-8153

29-2N-25-0000-0013-0000



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		8901	04	9,241	94.0500	162.71	1,503,603	2001	2001	0	0	0	95.00	1																	
Roof Structure		04	WOOD TRUSS 100		1 GOVT BLDG - 0% - 0										Heated Area: 8480																			
Roof Cover		03	COMP SHNGL 100												HX Base Yr																			
Interior Wall		05	DRYWALL 100												VALUATION BY										STANDARD									
Interior Floor		07	CORK/VTILE 100												Tax Group: 1										Tax Dist:									
Ceiling		01	FIN.SUSPD 100												BUILDING MARKET VALUE										1,428,423									
Air Condition		03	CENTRAL 100												TOTAL MARKET OB/XF VALUE										260,666									
Heating Type		04	AIR DUCTED 100												TOTAL LAND VALUE - MARKET										2,184,968									
Fixtures		14	100												TOTAL MARKET VALUE										3,874,057									
Frame		03	MASONRY 100												SOH/AGL Deduction										2,111,544									
Story Height		10	100												ASSESSED VALUE										1,762,513									
RMS		9	100												TOTAL EXEMPTION VALUE										12 1,762,513									
Stories		1.	100		BASE TAXABLE VALUE										0																			
Units		0	100		TOTAL JUST VALUE										3,874,057																			
Occupancy		00	NONE 100		NCON VALUE										0																			
Quality		03	Quality Level 03		INCOME VALUE																													
DOR CODE		8800	FEDERAL		PREVIOUS YEAR MKT VALUE										2,255,408																			
MAP NUM			MKT AREA		07																													
NEIGHBORHOOD/LOC		7001	00																															
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS		228	100	228	35,243																													
BAS		8,252	100	8,252	1,275,549																													
CAN		91	30	27	4,173																													
CAN		672	30	202	31,224																													
CAN		713	30	214	33,079																													
CLP		792	30	238	36,789																													
FST		160	50	80	12,366																													
TOTALS		10,908		9,241	1,428,423																													
EXTRA FEATURES		450054 SR 200, 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																	
1		0810	CONCRETE A	0	0	0	41,911.00	SF	6.50	6.50	100	2001	2001	3	82	223,386																		
2		0400	CONC CURB	0	0	0	1,298.00	LF	15.00	15.00	100	2001	2001	3	86	16,744																		
3		0402	CONC BUMPE	0	0	0	30.00	UT	25.00	25.00	100	2001	2001	3	86	645																		
4		4950	BOLLARD	0	0	0	7.00	UT	100.00	100.00	100	2001	2001	3	100	700																		
5		0972	ST LGHT UN	0	0	0	8.00	UT	2,530.00	2,530.00	100	2001	2001	3	58	11,739																		
6		0505	FLAGPOLE A	0	0	0	30.00	LF	50.00	50.00	100	2001	2001	3	20	300																		
7		0430	CL FNC 6B	0	0	0	558.00	LF	11.16	11.16	100	2001	2001	3	58	3,610																		
8		0463	FENCE GATE	0	0	0	4.00	UT	300.00	300.00	100	2001	2001	3	58	696																		
10		1088	SCIR LIFT	0	0	0	2.00	UT	3,000.00	3,000.00	100	2001	2001	3	20	1,200																		
11		6001	ROLLUP DR	0	0	0	1.00	UT	400.00	400.00	100	2001	2001	3	20	80																		
LAND DESCRIPTION		TOTAL OB/XF										259,100																						
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		008800	C	FEDERAL				0.00	0.00	273,121.00	SF		1.00	1.00	1.00	8.00	8.00	2,184,968																

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