



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 1																			
Exterior Wall	05	AVERAGE 100	1701	04	2,608	88.3568	125.47	327,226	1900	1975	0	0	75.50	24.50	VALUATION SUMMARY																			
Roof Structur	04	WOOD TRUSS 100	1 OFFICE 1&2 - 0% - 0												Heated Area: 2232 HX Base Yr																			
Roof Cover	03	COMP SHNGL 100													VALUATION BY																			
Interior Wall	02	WALL BD/WD 70													Tax Group: 1										Tax Dist:									
Interior Wall	04	PLYWOOD 30													BUILDING MARKET VALUE										80,170									
Interior Floo	14	CARPET 80													TOTAL MARKET OB/XF VALUE										13,343									
Interior Floo	08	SHT VINYL 20													TOTAL LAND VALUE - MARKET										318,240									
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE										411,753									
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction										180,071									
Fixtures	02	WOOD FRAME 100													ASSESSED VALUE										231,682									
Frame	02	WOOD FRAME 100													TOTAL EXEMPTION VALUE										0									
Story Height	10	100													BASE TAXABLE VALUE										231,682									
RMS	5	100	TOTAL JUST VALUE										411,753																					
Stories	1.	100	NCON VALUE										0																					
Units	0	100	INCOME VALUE																															
BUD8 Adjustme	01	DIST CA 100	PREVIOUS YEAR MKT VALUE										320,219																					
Occupancy	00	OWNER OCC 100																																
Quality	04	Quality Level 04																																
DOR CODE	1700	OFFICE BUILDINGS																																
MAP NUM		MKT AREA	07																															
NEIGHBORHOOD/LOC	1290	100																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,232	100	2,232	68,612																														
FOP	1,179	30	354	10,882																														
STP	32	10	3	92																														
STP	32	10	3	92																														
STP	32	10	3	92																														
UST	32	40	13	400																														
TOTALS	3,539		2,608	80,170																														
EXTRA FEATURES					542274 US HWY 1, 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	0803	ASPHALT C	0	0	0	0			6,280.00	SF	2.00				2.00	100	2008	2008	3	64	8,038													
4	0810	CONCRETE A	0	0	0	0			192.00	SF	6.50				6.50	100	1990	1990	3	62	774													
6	0810	CONCRETE A	0	0	0	0			359.00	SF	6.50				6.50	100	2008	2008	3	90	2,100													
7	0402	CONC BUMPE	0	0	0	0			10.00	UT	25.00				25.00	100	2008	2008	3	93	233													
8	0444	BOX FNC 4'	0	0	152	0			152.00	LF	4.88				4.88	100	2000	2000	3	20	148													
9	0444	BOX FNC 4'	0	0	408	0			408.00	LF	6.50				6.50	100	2000	2000	3	20	530													
10	0446	BOX FNC 6'	0	0	304	0			304.00	LF	25.00				25.00	100	2000	2000	3	20	1,520													
TOTAL OB/XF																	13,343																	
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	001700	C	1STORY OFF	0			156.00	255.00	39,780.00	SF		1.00	1.00	1.00	8.00	8.00	318,240																	
REVIEW DATE 07/03/2018 BY KK Total Acres: 0.00 Total Land Value: 318,240 Market: 0 Agricultural: 0 Common: 318,240 PRINTED 08/02/2023 BY SYS																																		