



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	17	CB STUCCO 100	1402	04	2,155	85.6800	93.18	200,803	1977	1987	0	0	0	45.50	54.50	VALUATION BY STANDARD									
Roof Structur	09	RIDGE FRME 100	1 CONVESTORE - 0% - 0													Heated Area: 2130 HX Base Yr									
Roof Cover	02	ROLL COMP 100														Tax Group: 1 Tax Dist:									
Interior Wall	01	MINIMUM 100														BUILDING MARKET VALUE 109,438									
Interior Floo	07	CORK/VTILE 100														TOTAL MARKET OB/XF VALUE 6,902									
Ceiling	01	FIN.SUSPD 100														TOTAL LAND VALUE - MARKET 70,480									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 186,820									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 35,390									
Fixtures	5	100														ASSESSED VALUE 151,430									
Frame	03	MASONRY 100														TOTAL EXEMPTION VALUE 0									
Story Height	13	100														BASE TAXABLE VALUE 151,430									
RMS	1	100														TOTAL JUST VALUE 186,820									
Stories	1.	1. 100	NCON VALUE 0																						
Units	0	100	INCOME VALUE																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 137,664																						
Quality			03	Quality Level 03																					
DOR CODE			1410	CONVENIENCE STORES																					
MAP NUM			MKT AREA 07																						
NEIGHBORHOOD/LOC			1290.100																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,653	100	1,653	83,945																					
BAS	477	100	477	24,224																					
PTO	497	5	25	1,270																					
TOTALS			2,627	2,155	109,438																				
EXTRA FEATURES			542214 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		1.50	1.50	100	1975	1975	3	50	3,225										
2	0810	CONCRETE A	0	0	0	0		6.50	6.50	100	1977	1977	3	29	803										
3	0463	FENCE GATE	0	0	0	0		300.00	300.00	100	1977	1977	3	20	60										
4	0402	CONC BUMPE	0	0	0	0		25.00	25.00	100	1975	1975	3	38	48										
5	0424	CL FNC 6'	0	0	0	0		20.00	20.00	100	1977	1977	3	20	140										
6	0978	SECURTY LT	0	0	0	0		450.00	450.00	100	2008	2008	3	76	1,026										
7	4950	BOLLARD	0	0	0	0		100.00	100.00	100	2008	2008	3	100	1,600										
TOTAL OB/XF 6,902																									
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	001410	C	CONV STORE	0	0004		87.00	100.00	8,810.00	SF		1.00	1.00	1.00	8.00	8.00	70,480								
REVIEW DATE 02/07/2020 BY KKA Total Acres: 0.00 Total Land Value: 70,480 Market: 0 Agricultural: 0 Common: 70,480 PRINTED 08/02/2023 BY SYS																									