



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										
Exterior Wall	16	WD FR STUC 90	1101	04	2,590	81.9000	119.98	310,748	1940	1970	0	0	0	50.00	50.00	VALUATION SUMMARY									
Exterior Wall	05	AVERAGE 10	1 RETAILSTOR - 0% - 0													Heated Area: 2590									
Roof Structure	04	WOOD TRUSS 100														HX Base Yr									
Roof Cover	12	MODULAR MT 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floor	08	SHT VINYL 90																							
Interior Floor	14	CARPET 10																							
Ceiling	01	FIN.SUSPD 100																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Fixtures		4 100																							
Frame	02	WOOD FRAME 100																							
Story Height		8 100																							
RMS		15 100																							
Stories	1.	1. 100																							
Units		0 100																							
BUD8 Adjustme	06	DIST 1D 100																							
Occupancy	00	OWNER OCC 100																							
Quality	03	Quality Level 03																							
DOR CODE	1100	STORES, 1 STORY																							
MAP NUM		MKT AREA														07									
NEIGHBORHOOD/LOC	1290	100																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,590	100	2,590	155,374																					
TOTALS			2,590	2,590	155,374																				
EXTRA FEATURES			542510 LEM TURNER 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									
1	0803	ASPHALT C	0	0	0	0			5,872.00	SF	2.00				2.00	100	1980	1980	3	50	5,872				
2	0810	CONCRETE A	0	0	45	3			135.00	SF	6.50				6.50	100	1980	1980	3	35	307				
3	0423	CL FNC 5'	0	0	0	0			589.00	LF	6.85				6.85	100	1985	1985	3	23	928				
4	0681	POLE SHED	0	0	35	24			840.00	SF	15.00				15.00	100	1980	1980	3	20	2,520				
5	1242	WD DECK A	0	0	24	5			120.00	SF	10.00				10.00	100	1996	1996	3	20	240				
6	0803	ASPHALT C	0	0	0	0			1,303.00	SF	2.00				2.00	100	1994	1994	3	50	1,303				
7	0443	STK FNC 6'	0	0	0	0			97.00	LF	10.00				10.00	100	1994	1994	3	20	194				
8	0463	FENCE GATE	0	0	0	0			2.00	UT	300.00				300.00	100	1994	1994	3	36	216				
9	0756	FEP	0	0	40	5			200.00	SF	27.00				27.00	100	1996	1996	3	20	1,080				
10	0351	CARPORT MT	0	0	17	7			119.00	SF	10.00				10.00	100	2004	2004	3	24	286				
LAND DESCRIPTION			TOTAL OB/XF													12,946									
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	001100	C	STORE 1FLR	0	0004	CG	210.00	190.00	36,768.00	SF		1.00	1.00	1.00	4.00	4.00	147,072								
REVIEW DATE 02/07/2020 BY KKA Total Acres: 0.00 Total Land Value: 147,072 Market: 0 Agricultural: 0 Common: 147,072 PRINTED 08/02/2023 BY SYS																									

[illegible]