



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	0900	01	2,409	93.4920	111.02	267,447	1900	1960	0	0	0	22.75	77.25	VALUATION SUMMARY									
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0													Heated Area: 2064									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floor	14	CARPET 80																							
Interior Floor	08	SHT VINYL 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	2. 100																							
Units		0 100																							
BUD8 Adjustme	06	DIST 1D 100																							
Occupancy	00	NONE 100																							
Quality			01	Quality Level 01																					
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	1,516	100	1,516	130,016																					
BAS	168	100	168	14,408																					
FCP	450	25	112	9,605																					
FEP	180	80	144	12,350																					
FOP	120	30	36	3,088																					
FOP	176	30	53	4,545																					
FUS	380	100	380	32,590																					
TOTALS			2,990		2,409	206,603																			
EXTRA FEATURES			542271 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								
2	0810	CONCRETE A	0	0	0	0	120.00	SF	6.50	6.50	100	1980	1980	3	35	273									
6	0940	SHEDS/PORT	0	0	0	0	200.00	SF	20.10	20.10	100	1980	1980	3	20	804									
7	0812	CONCRETE C	0	0	0	0	2,000.00	SF	4.00	4.00	100	1981	1981	3	38	3,040									
8	0810	CONCRETE A	0	0	0	0	339.00	SF	6.50	6.50	100	1990	1990	3	62	1,366									
9	0510	GARAGE WD-	0	0	20	21	420.00	SF	35.00	35.00	100	1990	1990	3	20	2,940									
10	0461	IRON FENCE	0	0	15	5	75.00	SF	8.50	8.50	100	2000	2000	3	85	542									
TOTAL OB/XF 8,965																									
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	0	0004	OR	0.00	0.00	1.90	AC		1.00	1.00	1.00	35,000.00	35,000.00	66,500								
REVIEW DATE 08/07/2018 BY KBX Total Acres: 1.90 Total Land Value: 66,500 Market: 0 Agricultural: 0 Common: 66,500 PRINTED 08/02/2023 BY SYS																									