



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 BY TAX DIST: STANDARD									
Exterior Wall 19 COMMON BRK 60										1101 01 3,339 107.6400 157.69 526,527 1957 1957 0 5 0 50.00 45.00										Tax Group: 1									
Exterior Wall 05 AVERAGE 40										1 RETAILSTOR - 0% - 0 Heated Area: 2801 HX Base Yr										BUILDING MARKET VALUE 270,173									
Roof Structur 01 FLAT 100																				TOTAL MARKET OB/XF VALUE 27,441									
Roof Cover 04 BUILT-UP 100																				TOTAL LAND VALUE - MARKET 75,896									
Interior Wall 05 DRYWALL 80																				TOTAL MARKET VALUE 373,510									
Interior Wall 04 PLYWOOD 20																				SOH/AGL Deduction 74,676									
Interior Floo 15 HARDTILE 60																				ASSESSED VALUE 298,834									
Interior Floo 14 CARPET 40																				TOTAL EXEMPTION VALUE 0									
Air Condition 03 CENTRAL 100																				BASE TAXABLE VALUE 298,834									
Heating Type 04 AIR DUCTED 100																				TOTAL JUST VALUE 373,510									
Bedrooms 0 100																				NCON VALUE 0									
Bathrooms 2 100																				INCOME VALUE 0									
Frame 02 WOOD FRAME 100										PREVIOUS YEAR MKT VALUE 273,290																			
Stories 1. 1. 100																													
Units 0 100																													
BUD8 Adjustme 01 DIST CA 100																													
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																													
DOR CODE 7200 PRIVATE SCHOOLS																													
MAP NUM MKT AREA 07																													
NEIGHBORHOOD/LOC 7001.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,801 100 2,801 198,761																													
FCP 644 25 161 11,425																													
FOP 48 30 14 994																													
FOP 72 30 22 1,561																													
FOP 744 30 223 15,824																													
UOP 80 20 16 1,135																													
UOP 144 20 29 2,058																													
UST 72 45 32 2,271																													
UST 92 45 41 2,909																													
TOTALS 4,697 3,339 236,937																													
EXTRA FEATURES										45367 GREEN AVE, 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										BLD DATE 12/03/2021 XF DATE 12/03/2021 INC DATE LGL DATE 12/03/2021 LAND DATE AG DATE																			
1 0861 POOL GUNIT 0 0 42 14 588.00 SF 85.00 85.00 100 1970 1970 3 20 9,996										KK KK																			
2 0812 CONCRETE C 0 0 0 0 3,450.00 SF 4.00 4.00 100 1975 1975 3 27 3,726																													
3 0940 SHEDS/PORT 0 0 10 20 200.00 SF 19.50 19.50 100 1994 1994 3 20 780																													
4 1242 WD DECK A 0 0 0 0 188.00 SF 10.00 10.00 100 1992 1992 3 20 376																													
5 1242 WD DECK A 0 0 0 0 370.00 SF 10.00 10.00 100 2004 2004 3 24 888																													
6 1127 BRICK 8" 0 0 23 9 207.00 SF 11.00 11.00 100 1985 1985 3 82 1,867																													
8 0422 CL FNC 4' 0 0 0 0 126.00 LF 15.00 15.00 100 2004 2004 3 66 1,247																													
9 0463 FENCE GATE 0 0 0 0 1.00 UT 300.00 300.00 100 2004 2004 3 66 198																													
10 0443 STK FNC 6' 0 0 0 0 414.00 LF 10.00 10.00 100 2004 2004 3 24 994																													
11 0463 FENCE GATE 0 0 0 0 4.00 UT 300.00 300.00 100 2004 2004 3 66 792																													
LAND DESCRIPTION										TOTAL OB/XF 20,864																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 007200 C SCHOOL PRI 0 0003 125.00 210.00 25,298.66 SF 1.00 1.00 1.00 3.00 3.00 75,896																													

BRADDOCK DALE P & CAROL E
PO BOX 511
CALLAHAN, FL 32011-0511

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