



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 SUMMARY																			
Exterior Wall	15	CONC BLOCK 70	1701	04	1,558	96.7575	137.40	214,069	1953	1983	0	0	0	56.00	44.00	VALUATION BY																		
Exterior Wall	19	COMMON BRK 30	1 OFFICE 1&2 - 0% - 2023										Heated Area: 1334					HX Base Yr					Tax Group: 1					Tax Dist:						
Roof Structure	04	WOOD TRUSS 100											112,021					13,123																
Roof Cover	12	MODULAR MT 100											84,578					209,722																
Interior Wall	05	DRYWALL 100											0					209,722																
Interior Floor	13	LVT/LAMNT 70											0					209,722																
Interior Floor	11	CLAY TILE 30											0					209,722																
Ceiling	01	FIN.SUSPD 100											0					209,722																
Air Condition	03	CENTRAL 100											0					209,722																
Heating Type	04	AIR DUCTED 100											0					209,722																
Fixtures	4	100											0					209,722																
Frame	03	MASONRY 100																																
Common Wall	30	100																																
Story Height	10	100																																
RMS	3	100																																
Stories	0	100																																
Units	0	100																																
BUD8 Adjustme	01	DIST CA 100																																
Quackancy	00	ONE 190 Level 03																																
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	77	100	77	4,655																														
BAS	211	100	211	12,756																														
BAS	234	100	234	14,147																														
BAS	812	100	812	49,090																														
CAN	174	30	52	3,144																														
FCP	575	30	172	10,399																														
TOTALS	2,083		1,558	94,190																														
EXTRA FEATURES					542347 US HWY 1, CALLAHAN										BLD DATE 03/30/2023					HS KKA					LGL DATE 09/15/2020					KKA				
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	0812	CONCRETE C	0	0	0	0	3,904.00	SF	4.00	4.00	100	1980	1980	3	35	5,466																		
2	0812	CONCRETE C	0	0	0	0	2,097.00	SF	4.00	4.00	100	1997	1997	3	75	6,291																		
3	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1995	1995	3	20	160																		
4	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1995	1995	3	40	622																		
5	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00	400.00	100	2004	2004	3	24	384																		
6	0443	STK FNC 6'	0	0	0	0	100.00	LF	10.00	10.00	100	1995	1995	3	20	200																		
LAND DESCRIPTION					TOTAL OB/XF										13,123																			
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	002500	C	SRVC SHOPS	0		CHT	0.00	0.00	8,903.00	SF		1.00	1.00	1.00	9.50	9.50	84,578																	

[illegible]