



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 6																				
Exterior Wall	20	FACE BRICK 100	0900	01	2,417	114.1161	135.51	327,528	2005	2005	0	0	12.75	87.25	VALUATION BY STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2006													Heated Area: 2064																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2006																			
Interior Wall	05	DRYWALL 100														VALUATION SUMMARY																			
Interior Floo	14	CARPET 70														BUILDING MARKET VALUE										285,768									
Interior Floo	11	CLAY TILE 30														TOTAL MARKET OB/XF VALUE										8,454									
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET										72,300									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE										366,522									
Bedrooms		3 100														SOH/AGL Deduction										208,712									
Bathrooms		2 100														ASSESSED VALUE										157,810									
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Stories	1.	1. 100														BASE TAXABLE VALUE										107,810									
Units	0	0 100														TOTAL JUST VALUE										366,522									
Occupancy	00	NONE 100	NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										276,553																						
Quality			04	Quality Level 04																															
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	2,064	100	2,064	244,032																															
FGR	594	55	327	38,662																															
FOP	88	30	26	3,074																															
TOTALS			2,746	2,417	285,768																														
EXTRA FEATURES					61634 RIVER 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	0940	SHEDS/PORT	0 100	20 16	320.00	SF	20.10	20.10	100	2001	2001	3	20	1,286																					
3	0681	POLE SHED	0 100	20 10	200.00	SF	15.00	15.00	100	2001	2001	3	30	900																					
4	0681	POLE SHED	0 100	20 12	240.00	SF	15.00	15.00	100	2001	2001	3	30	1,080																					
5	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	90	1,800																					
6	0811	CONCRETE B	0 100	0 0	749.00	SF	5.20	5.20	100	2005	2005	3	87	3,388																					
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100	0004		0.00	0.00	2.41	AC		1.00	1.00	1.00	30,000.00	30,000.00	72,300																		
REVIEW DATE 08/05/2021 BY TWA Total Acres: 2.41 Total Land Value: 72,300 Market: 0 Agricultural: 0 Common: 72,300 PRINTED 08/02/2023 BY SYS																																			