



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	05	AVERAGE 100	0100	01	1,237	93.2800	84.19	104,143	1943	1943	0	0	0	27.00	73.00	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1108													HX Base Yr												
Roof Cover	01	MINIMUM 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	09	PINE WOOD 100																																							
Air Condition	01	NONE 100																																							
Heating Type	01	NONE 100																																							
Bedrooms	3	100																																							
Bathrooms	1	100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units	0	100																																							
BUD8 Adjustme	06	DIST 1D 100																																							
Occupancy	00	NONE 100																																							
Quality		03	Quality Level 03																																						
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA		08																																			
NEIGHBORHOOD/LOC		8005.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,108	100	1,108	68,097																																					
FOP	170	30	51	3,135																																					
FOP	260	30	78	4,794																																					
TOTALS		1,538	1,237	76,024																																					
EXTRA FEATURES					43040 DOUBLE TIME LN, 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	0940	SHEDS/PORT	0	100	10	14		140.00	SF 20.10	20.10	100	1985	1985	3	20	563																									
2	0940	SHEDS/PORT	0	100	14	11		154.00	SF 20.10	20.10	100	1984	1984	3	20	619																									
3	0681	POLE SHED	0	100	11	11		121.00	SF 10.05	10.05	100	1985	1985	3	20	243																									
4	0350	CARPORT WD	0	100	14	9		126.00	SF 8.71	8.71	100	1985	1985	3	20	219																									
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	100	0007	OR	230.00	284.00	1.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	52,500																								
REVIEW DATE 09/26/2018 BY KBA Total Acres: 1.50 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/02/2023 BY SYS																																									