



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 2 6											
Exterior Wall	25	MOD METAL 100	4101	06	2,000	90.7603	51.73	103,460	2001	2001	0	0	0	5.00	95.00	VALUATION BY STANDARD										
Roof Structur	02	SHED 100	1 LGHT MANUF - 0% - 0													Heated Area: 2000 HX Base Yr										
Roof Cover	12	MODULAR MT 100	40 50 50 40 BAS 2010													Tax Group: 6 Tax Dist:										
Interior Wall	02	WALL BD/WD 100														BUILDING MARKET VALUE 175,659										
Interior Floo	03	CONC FINSH 100														TOTAL MARKET OB/XF VALUE 16,305										
Ceiling	02	F.NOT SUS 100														TOTAL LAND VALUE - MARKET 102,365										
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 294,329										
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 60,589										
Plumbing	05	STEEL 100														ASSESSED VALUE 233,740										
Frame	05	STEEL 100														TOTAL EXEMPTION VALUE 0										
Story Height	05	STEEL 100														BASE TAXABLE VALUE 233,740										
RMS	5	100														TOTAL JUST VALUE 294,329										
Stories	1.	1. 100	NCON VALUE 0																							
Class	00	. 100	INCOME VALUE																							
Units	0	100	PREVIOUS YEAR MKT VALUE 214,020																							
Occupancy	00	OWNER OCC 100																								
Quality	03	Quality Level 03																								
DOR CODE	4100	LIGHT MANUFACTURE																								
MAP NUM		MKT AREA	08																							
NEIGHBORHOOD/LOC	1290	100																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	2,000	100	2,000	98,287																						
TOTALS	2,000		2,000	98,287																						
EXTRA FEATURES					541747 US HWY 1, CALLAHAN										BLD DATE 01/13/2021 KK LGL DATE 01/13/2021 KK LAND DATE 01/13/2021 KK AG DATE											
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	0811	CONCRETE B	0	0	0	0	820.00	SF 5.20	5.20	100	2001	2001	3	82	3,496											
2	0402	CONC BUMPE	0	0	0	0	2.00	UT 25.00	25.00	100	2001	2001	3	86	43											
3	0430	CL FNC 6B	0	0	0	0	470.00	LF 9.70	9.70	100	2001	2001	3	58	2,644											
4	0467	FNC GT 25'	0	0	0	0	1.00	UT 875.00	875.00	100	2001	2001	3	58	508											
5	0940	SHEDS/PORT	0	0	24	12	288.00	SF 30.00	30.00	100	2018	2018	3	86	7,430											
6	6001	ROLLUP DR	0	0	0	0	2.00	UT 400.00	400.00	100	2020	2020	3	93	744											
7	0351	CARPORT MT	0	0	20	8	160.00	SF 10.00	10.00	100	2019	2019	3	90	1,440											
TOTAL OB/XF 16,305																										
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	004100	C	LIGHT MFG.	0	0004	CI	0.00	0.00	81,892.00	SF		1.00	1.00	1.00	1.25	1.25	102,365									
REVIEW DATE 01/13/2021 BY KK Total Acres: 0.00 Total Land Value: 102,365 Market: 0 Agricultural: 0 Common: 102,365 PRINTED 08/02/2023 BY SYS																										

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