



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																			
Exterior Wall	30	VINYL 100	0800	02	2,469	127.6000	89.32	220,531	2017	2017	0	0	7.00	93.00	VALUATION BY STANDARD																			
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ - 0% - 0												Heated Area: 2280 HX Base Yr																			
Roof Cover	03	COMP SHNGL 100														Tax Group: 6 Tax Dist:																		
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 205,094																		
Interior Floo	08	SHT VINYL 50														TOTAL MARKET OB/XF VALUE 17,241																		
Interior Floo	14	CARPET 50														TOTAL LAND VALUE - MARKET 113,750																		
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 257,885																		
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 72,594																		
Bedrooms	4	100														ASSESSED VALUE 185,291																		
Bathrooms	2	100														TOTAL EXEMPTION VALUE 0																		
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 185,291																		
Stories	1.	1. 100														TOTAL JUST VALUE 336,085																		
Units	0	100	NCON VALUE 0																															
Quality		04	Quality Level 04		INCOME VALUE										PREVIOUS YEAR MKT VALUE 167,946																			
DOR CODE		5000		IMPROVED AG																														
MAP NUM				MKT AREA		08																												
NEIGHBORHOOD/LOC		8001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,280	100	2,280	189,395																														
UOP	364	25	91	7,559																														
UOP	392	25	98	8,140																														
TOTALS		3,036	2,469	205,094																														
EXTRA FEATURES					44275 MARY SAULS CIR, CALLAHAN										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE 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																	
2	0510	GARAGE WD-	0	0	21	20	420.00	SF	26.95	26.95	100	1942	1942	3	20	2,264																		
3	0511	GARAGE CB-	0	0	48	16	768.00	SF	40.00	40.00	100	1945	1945	3	20	6,144																		
5	0200	BARN WD 0-	0	0	40	26	1,040.00	SF	20.00	20.00	100	1931	1931	3	20	4,160																		
6	0681	POLE SHED	0	0	48	20	960.00	SF	15.00	15.00	100	1950	1950	3	20	2,880																		
7	0681	POLE SHED	0	0	36	8	288.00	SF	15.00	15.00	100	1950	1950	3	20	864																		
8	0681	POLE SHED	0	0	17	12	204.00	SF	15.00	15.00	100	1945	1945	3	20	612																		
9	0200	BARN WD 0-	0	0	12	11	132.00	SF	12.00	12.00	100	1945	1945	3	20	317																		
TOTAL OB/XF 17,241																																		
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	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																	
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	440.00	440.00	550																	
3	009910	M	MKT. VAL. AG	0			0.00	0.00	2.25	AC		1.00	1.00	1.00	35,000.00	35,000.00	78,750																	
REVIEW DATE 06/28/2018 BY KB Total Acres: 2.25 Total Land Value: 35,550 Market: 78,750 Agricultural: 550 Common: 35,000 PRINTED 08/02/2023 BY SYS																																		