



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	19	COMMON BRK 100	0100	01	2,344	125.9000	113.62	266,325	1963	1980	0	0	0	31.00	69.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021													Heated Area: 1974 HX Base Yr 2021														
Roof Cover	03	COMP SHNGL 100														VALUATION SUMMARY														
Interior Wall	05	DRYWALL 90														Tax Group: 6 Tax Dist:														
Interior Wall	04	PLYWOOD 10														BUILDING MARKET VALUE 183,764														
Interior Floo	14	CARPET 70														TOTAL MARKET OB/XF VALUE 13,447														
Interior Floo	11	CLAY TILE 30														TOTAL LAND VALUE - MARKET 80,000														
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 277,211														
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 135,547														
Bedrooms	3	100														ASSESSED VALUE 141,664														
Bathrooms	2	100														TOTAL EXEMPTION VALUE HX HB 50,000														
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 91,664														
Stories	1.	1. 100	TOTAL JUST VALUE 277,211																											
Units	0	100	NCON VALUE 0																											
BUD8 Adjustme	06	DIST 1D 100	INCOME VALUE																											
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 250,314																											
Quality	03	Quality Level 03																												
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	1,974	100	1,974	154,757																										
FGR	280	55	154	12,073																										
FOP	60	30	18	1,411																										
FST	360	55	198	15,523																										
TOTALS	2,674		2,344	183,764																										
EXTRA FEATURES					541901 LEM TURNER 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															
1	0351	CARPORT MT	0 100	22 23	460.00	SF	10.00	10.00	100	1980	1980	3	20	920																
2	0803	ASPHALT C	0 100	0 0	2,635.00	SF	2.00	2.00	100	1980	1980	3	50	2,635																
3	0811	CONCRETE B	0 100	0 0	757.00	SF	5.20	5.20	100	1963	1963	3	20	787																
4	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1963	1963	3	26	910																
5	0510	GARAGE WD-	0 100	24 24	576.00	SF	35.00	35.00	100	1989	1989	3	20	4,032																
6	0681	POLE SHED	0 100	24 12	288.00	SF	15.00	15.00	100	2005	2005	3	44	1,901																
7	0810	CONCRETE A	0 100	29 15	435.00	SF	6.50	6.50	100	2000	2000	3	80	2,262																
LAND DESCRIPTION					TOTAL OB/XF 13,447																									
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	0004	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000													
REVIEW DATE 03/13/2019 BY KBX Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																														