



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	VALUATION SUMMARY										
Exterior Wall	19	COMMON BRK 100	0100	01	1,709	135.9600	122.70	209,694	1978	1983	0	0	0	29.50	70.50	STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1364 HX Base Yr									
Roof Cover	03	COMP SHNGL 100														Tax Group: 6 Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 147,834									
Interior Floo	06	VINYL ASB 60														TOTAL MARKET OB/XF VALUE 2,522									
Interior Floo	14	CARPET 40														TOTAL LAND VALUE - MARKET 55,650									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 206,006									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 104,443									
Bedrooms	3	100														ASSESSED VALUE 101,563									
Bathrooms	2	100														TOTAL EXEMPTION VALUE HX HB 50,000									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 51,563									
Stories	1.	1. 100														TOTAL JUST VALUE 206,006									
Units	0	100	NCON VALUE 0																						
BUD8 Adjustme	06	DIST 1D 100	INCOME VALUE																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 180,779																						
Quality			05	Quality Level 05																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM			MKT AREA												08										
NEIGHBORHOOD/LOC			8026.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,364	100	1,364	117,991																					
FGR	594	55	327	28,287																					
FOP	60	30	18	1,557																					
TOTALS			2,018	1,709	147,834																				
EXTRA FEATURES			541552 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	0810	CONCRETE A	0 100	21 14	294.00	SF	6.50	6.50	100	1978	1978	3	30	573											
2	0810	CONCRETE A	0 100	0 0	120.00	SF	6.50	6.50	100	1978	1978	3	30	234											
3	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715											
LAND DESCRIPTION																TOTAL OB/XF 2,522									
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	OR	0.00	0.00	1.59	AC		1.00	1.00	1.00	35,000.00	35,000.00	55,650								
REVIEW DATE 05/20/2021 BY KBA Total Acres: 1.59 Total Land Value: 55,650 Market: 0 Agricultural: 0 Common: 55,650 PRINTED 08/02/2023 BY SYS																									