



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										
Exterior Wall	10	ABOVE AVG 60	0900	01	1,992	102.8412	122.12	243,263	2001	2001	0	0	0	13.30	86.70	VALUATION BY STANDARD									
Exterior Wall	19	COMMON BRK 40	1 SNGL FAM - 100% - 2004													Heated Area: 1478									
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2004									
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floor	14	CARPET 90																							
Interior Floor	08	SHT VINYL 10																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	3	100																							
Bathrooms	2	100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units	0	100																							
Occupancy	00	NONE 100																							
Quality	01	Quality Level 01																							
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	1,478	100	1,478	156,487																					
FEP	144	80	115	12,176																					
FGR	650	55	358	37,904																					
FOP	138	30	41	4,341																					
TOTALS	2,410		1,992	210,909																					
EXTRA FEATURES			54021 SPRING LAKE DR, 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	0812	CONCRETE C	0	100	0	0	1,709.00	SF	4.00	4.00	100	2001	2001	3	82	5,606									
2	0810	CONCRETE A	0	100	0	0	440.00	SF	6.50	6.50	100	2003	2003	3	84	2,402									
4	0479	VF PICKET	0	100	0	0	176.00	LF	10.00	10.00	100	2004	2004	3	66	1,162									
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2004	2004	3	66	396									
6	0351	CARPORT MT	0	100	0	0	320.00	SF	10.00	10.00	100	2012	2012	3	60	1,920									
7	0940	SHEDS/PORT	0	100	0	0	80.00	SF	30.00	30.00	100	2012	2012	3	60	1,440									
TOTAL OB/XF 12,926																									
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	0006	OR	0.00	0.00	1.39	AC		1.00	1.00	1.00	35,000.00	35,000.00	48,650								
REVIEW DATE 12/06/2019 BY KBA Total Acres: 1.39 Total Land Value: 48,650 Market: 0 Agricultural: 0 Common: 48,650 PRINTED 08/02/2023 BY SYS																									

[illegible]