



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	15	CONC BLOCK 100	7102	04	1,780	85.0500	101.00	179,780	1971	1971	0	0	40.00	60.00	VALUATION BY STANDARD																							
Roof Structur	03	GABLE/HIP 100	1 EDU RELGUS - 0% - 0												Heated Area: 1740												HX Base Yr											
Roof Cover	12	MODULAR MT 100																																				
Interior Wall	05	DRYWALL 100																																				
Interior Floo	05	ASPH TILE 100																																				
Ceiling	01	FIN.SUSPD 100																																				
Air Condition	06	ENG CENTRL 100																																				
Heating Type	04	AIR DUCTED 100																																				
Fixtures	0	0 100																																				
Frame	03	MASONRY 100																																				
Story Height	0	0 100																																				
RMS	1	1 100																																				
Stories	0	0 100																																				
Units	0	0 100																																				
BUD8 Adjustme	04	DIST 01 100																																				
Occupancy	00	NONE 100																																				
Quality	03	Quality Level 03																																				
DOR CODE	7100CHURCHES																																					
MAP NUM	MKT AREA		09																																			
NEIGHBORHOOD/LOC	9001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,740	100	1,740	105,444																																		
FOP	132	30	40	2,424																																		
TOTALS	1,872		1,780	107,868																																		
EXTRA FEATURES					36191 BETHEL CHURCH 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	0940	SHEDS/PORT	0	0 22 8	176.00	SF	30.00	30.00	100	1990	1990	3	20	1,056																								
2	0751	UOP	0	0 22 5	110.00	SF	10.00	10.00	100	2000	2000	3	29	319																								
LAND DESCRIPTION					TOTAL OB/XF 1,375																																	
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	007100	C	CHURCH	0	0005	OR	0.00	0.00	12.16	AC		1.00	1.00	1.00	15,000.00	15,000.00	182,400																					
REVIEW DATE 07/10/2020 BY TWA Total Acres: 12.16 Total Land Value: 182,400 Market: 0 Agricultural: 0 Common: 182,400 PRINTED 08/02/2023 BY SYS																																						

[illegible]