



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	20	FACE BRICK 90	0900	01	2,880	90.7758	107.80	310,464	1990	1995	0	0	19.58	80.42	VALUATION BY STANDARD																							
Exterior Wall	12	CEDAR 10	1 SNGL FAM - 100% - 1991												Heated Area: 2225												HX Base Yr 1991											
Roof Structure	03	GABLE/HIP 100													VALUATION SUMMARY																							
Roof Cover	03	COMP SHNGL 100													Tax Group: 4												Tax Dist:											
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												249,675											
Interior Floor	14	CARPET 70													TOTAL MARKET OB/XF VALUE												39,759											
Interior Floor	08	SHT VINYL 30													TOTAL LAND VALUE - MARKET												35,000											
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												324,434											
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction												156,862											
Bedrooms	3	100													ASSESSED VALUE												167,572											
Bathrooms	2	100													TOTAL EXEMPTION VALUE												50,000											
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE												117,572											
Stories	1.	1. 100	TOTAL JUST VALUE												324,434																							
Units	0	100	NCON VALUE												0																							
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE												249,166											
Quality			01	Quality Level 01																																		
DOR CODE			0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA																	05																		
NEIGHBORHOOD/LOC			5001.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,225	100	2,225	192,891																																		
FEP	288	80	230	19,939																																		
FGR	462	55	254	22,020																																		
FOP	181	30	54	4,681																																		
FST	108	55	59	5,115																																		
UOP	192	20	38	3,294																																		
UST	44	45	20	1,734																																		
TOTALS	3,500		2,880	249,675																																		
EXTRA FEATURES					46280 MIDDLE 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	0500	FP-PRE FAB	0	100	0	0		1.00	UT	3,500.00		100	1990	1990	3	70	2,450																					
2	0851	PATIO STON	0	100	10	10		100.00	SF	0.75		100	2000	2000	3	80	60																					
3	1242	WD DECK A	0	100	10	11		110.00	SF	10.00		100	2000	2000	3	20	220																					
4	0812	CONCRETE C	0	100	0	0		2,939.00	SF	4.00		100	2000	2000	3	80	9,405																					
5	0680	POLE SHED	0	100	12	8		96.00	SF	10.00		100	1992	1992	3	20	192																					
6	0940	SHEDS/PORT	0	100	12	17		204.00	SF	30.00		100	1992	1992	3	20	1,224																					
7	0510	GARAGE WD-	0	100	24	25		600.00	SF	35.00		100	2014	2014	3	78	16,380																					
8	0351	CARPORT MT	0	100	12	25		300.00	SF	10.00		100	2014	2014	3	70	2,100																					
9	0351	CARPORT MT	0	100	12	25		300.00	SF	10.00		100	2014	2014	3	70	2,100																					
10	1242	WD DECK A	0	100	0	0		804.00	SF	10.00		100	2014	2014	3	70	5,628																					
LAND DESCRIPTION					TOTAL OB/XF 39,759																																	
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	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																					
REVIEW DATE 10/29/2019 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS																																						