



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	05	AVERAGE 100	0100	01	1,725	111.1000	100.27	172,966	1938	1970	0	0	20.25	79.75	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2009													Heated Area: 1540									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2009									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 90																							
Interior Floo	08	SHT VINYL 10																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		1 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality			05	Quality Level 05																					
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	1,540	100	1,540	123,147																					
DCK	374	10	37	2,959																					
FSP	144	40	58	4,638																					
FSP	225	40	90	7,197																					
TOTALS			2,283	1,725	137,940																				
EXTRA FEATURES					46239 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	0680	POLE SHED	0 100	0 0	1,032.00	SF	10.00	10.00	100	1980	1980	3	20	2,064											
2	0940	SHEDS/PORT	0 100	11 20	220.00	SF	30.00	30.00	100	1989	1989	3	20	1,320											
3	0940	SHEDS/PORT	0 100	9 13	117.00	SF	30.00	30.00	100	1991	1991	3	20	702											
5	0861	POOL GUNIT	0 100	19 27	513.00	SF	85.00	85.00	100	1991	1991	3	20	8,721											
6	0845	KOOL DECK	0 100	0 0	902.00	SF	7.25	7.25	100	1991	1991	3	64	4,185											
9	0812	CONCRETE C	0 100	0 0	2,970.00	SF	4.00	4.00	100	1991	1991	3	64	7,603											
10	0812	CONCRETE C	0 100	0 0	2,151.00	SF	4.00	4.00	100	1992	1992	3	66	5,679											
11	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1970	1970	3	31.2	1,092											
12	0940	SHEDS/PORT	0 100	12 10	120.00	SF	30.00	30.00	100	1992	1992	3	20	720											
13	0680	POLE SHED	0 100	10 8	80.00	SF	10.00	10.00	100	1992	1992	3	20	160											
LAND DESCRIPTION					TOTAL OB/XF 32,246																				
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	3.12	AC		1.00	1.00	1.00	18,000.00	18,000.00	56,160								
REVIEW DATE 03/08/2023 BY DJX Total Acres: 3.12 Total Land Value: 56,160 Market: 0 Agricultural: 0 Common: 56,160 PRINTED 08/02/2023 BY SYS																									

[illegible]