



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	0900	01	5,556	90.2025	107.12	595,159	1989	1989	0	0	15.50	84.50											
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 1995													Heated Area: 4698									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1995									
Interior Wall	05	DRYWALL 100																							
Interior Floo	12	HARDWOOD 50																							
Interior Floo	14	CARPET 50																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	4	100																							
Bathrooms	3	100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	100																							
Units	0	100																							
Occupancy	00	NONE 100																							
Quality			01	Quality Level 01																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM			MKT AREA																						
NEIGHBORHOOD/LOC			8026.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,646	100	2,646	239,507																					
BAS	610	100	610	55,215																					
FGR	744	55	409	37,021																					
FOP	737	30	221	20,005																					
FST	72	55	40	3,621																					
FST	341	55	188	17,017																					
FUS	1,442	100	1,442	130,525																					
TOTALS	6,592		5,556	502,909																					
EXTRA FEATURES			54001 SERENDIPITY LN, 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	2,553.00	SF	4.00	4.00	100	1990	1990	3	62	6,331									
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380									
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380									
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	68	1,360									
5	0861	POOL GUNIT	0	100	15	30	450.00	SF	85.00	85.00	100	1997	1997	3	21	8,033									
6	0845	KOOL DECK	0	100	0	0	614.00	SF	7.25	7.25	100	1997	1997	3	75	3,339									
7	0350	CARPOT WD	0	100	15	30	450.00	SF	13.00	13.00	100	1990	1990	3	20	1,170									
8	0825	BRICK	0	100	0	0	842.00	SF	9.38	9.38	100	1990	1990	3	87	6,868									
9	0200	BARN WD 0-	0	100	25	30	750.00	SF	20.00	20.00	100	1988	1988	3	20	3,000									
10	0991	TENNIS CRT	0	100	0	0	1.00	UT	18,000.00	18,000.00	100	1997	1997	3	75	13,500									
LAND DESCRIPTION			TOTAL OB/XF 48,361																						
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	0004	RS-2	0.00	0.00	9.33	AC		1.00	1.00	1.00	16,000.00	16,000.00	149,280								
REVIEW DATE 09/19/2018 BY KBA Total Acres: 9.33 Total Land Value: 149,280 Market: 0 Agricultural: 0 Common: 149,280 PRINTED 08/02/2023 BY SYS																									

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