



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	05	AVERAGE 100	0900	01	2,572	95.4000	113.29	291,382	1995	1995	0	0	0	13.25	86.75	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	2 SNGL FAM - 100% - 1996													Heated Area: 2326									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1996									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 80																							
Interior Floo	12	HARDWOOD 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	03	3 100																							
Bathrooms	02	2.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	0	0 100																							
Units	0	0 100																							
Occupancy	00	NONE 100																							
Quality			01	Quality Level 01																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM			MKT AREA												08										
NEIGHBORHOOD/LOC			8028.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,676	100	1,676	164,716																					
FOP	16	30	5	491																					
FOP	356	30	107	10,516																					
FOP	446	30	134	13,170																					
FUS	650	100	650	63,882																					
TOTALS			3,144	2,572	252,774																				
EXTRA FEATURES			540100 US HWY 1, 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	0510	GARAGE WD-	0	100	19	27	513.00	SF	35.00	35.00	100	1980	1980	3	20	3,591									
2	0510	GARAGE WD-	0	100	16	25	400.00	SF	8.75	8.75	100	1980	1980	3	20	700									
3	0811	CONCRETE B	0	100	0	0	858.00	SF	5.20	5.20	100	1998	1998	3	77	3,435									
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835									
5	0476	VF 6 SBPL	0	100	0	0	42.00	LF	32.00	32.00	100	2004	2004	3	66	887									
6	0861	POOL GUNIT	0	100	0	0	544.00	SF	85.00	85.00	100	2004	2004	3	40	18,496									
7	0845	KOOL DECK	0	100	0	0	631.00	SF	7.25	7.25	100	2004	2004	3	86	3,934									
TOTAL OB/XF			33,878																						
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		OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	63,000								
REVIEW DATE 06/09/2017 BY KBX Total Acres: 3.50 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/02/2023 BY SYS																									