

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2											
Exterior Wall	05	AVERAGE 80								0100	01	3,821	90.4500	81.63	311,908	1944	1981	0	0	0	19.60	80.40	6								
Exterior Wall	07	ASB SHNGLE 20								1 SINGLE FAM - 100% - 0														Heated Area: 3616							
Roof Structur	03	GABLE/HIP 100																						HX Base Yr							
Roof Cover	03	COMP SHNGL 100																													
Interior Wall	05	DRYWALL 100																													
Interior Floo	14	CARPET 70																													
Interior Floo	11	CLAY TILE 30																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		3 100																													
Bathrooms		2 100																													
Frame	02	WOOD FRAME 100																													
Stories	2.	2. 100																													
Units		0 100																													
BUD8 Adjustme	06	DIST 1D 100																													
Occupancy	00	NONE 100																													
Quality	03	Quality Level 03																													
DOR CODE	1200	STORE/OFFICE/RESID																													
MAP NUM		MKT AREA																						08							
NEIGHBORHOOD/LOC	8002.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAL	120	15	18	1,181																											
BAS	2,656	100	2,656	174,314																											
BAS	384	100	384	25,202																											
FEP	224	80	179	11,748																											
FUS	576	100	576	37,803																											
PTO	170	5	8	525																											
TOTALS	4,130		3,821	250,774																											
EXTRA FEATURES										540127 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														
2	0680	POLE SHED	0	100	67	56	3,752.00	SF	10.00	10.00	100	1980	1980	3	20	7,504															
4	0861	POOL GUNIT	0	100	0	0	461.00	SF	85.00	85.00	100	1986	1986	3	20	7,837															
5	0845	KOOL DECK	0	100	0	0	716.00	SF	7.25	7.25	100	1986	1986	3	52	2,699															
7	0940	SHEDS/PORT	0	100	0	0	180.00	SF	20.10	20.10	100	1970	1970	3	20	724															
8	0462	ST/AL FNC	0	0	0	0	570.00	SF	10.00	10.00	100	1990	1990	3	20	1,140															
9	0812	CONCRETE C	0	100	0	0	1,160.00	SF	4.00	4.00	100	1998	1998	3	77	3,573															
10	0810	CONCRETE A	0	100	0	0	378.00	SF	6.50	6.50	100	1980	1980	3	35	860															
11	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1998	1998	3	27	1,350															
12	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00	13.00	100	1998	1998	3	20	1,498															
13	0940	SHEDS/PORT	0	100	15	10	150.00	SF	19.50	19.50	100	1985	1985	3	20	585															
LAND DESCRIPTION										TOTAL OB/XF										27,770											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	1.42	AC		1.00	1.00	1.00	30,000.00	30,000.00	42,600														
2	005500	A	TIMBER 2 SI	0			0.00	0.00	6.50	AC		1.00	1.00	1.00	550.00	550.00	3,575														
3	005902	A	HARDWOOD SI	0			0.00	0.00	32.50	AC		1.00	1.00	1.00	175.00	175.00	5,688														
4	009910	M	MKT.VAL.AG	0			0.00	0.00	39.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	136,500														
5	002700	C	AUTO SALES	0			0.00	0.00	25.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	87,500														
REVIEW DATE	10/30/2020		BY	KK	Total Acres: 65.42		Total Land Value: 139,363		Market: 136,500		Agricultural: 9,263		Common: 130,100		PRINTED 08/02/2023 BY SYS																

THOMPSON A BARNETT & D DEBRA/
540111 US HWY 1
CALLAHAN, FL 32011

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