



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	2,181	113.2929	134.54	293,432	1996	2001	0	0	0	10.25	89.75	VALUATION BY STANDARD																																						
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2023													Heated Area: 1699													HX Base Yr 2023																									
Roof Cover	12	MODULAR MT 100																											Tax Group: 6													Tax Dist:												
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE													263,355																									
Interior Floo	13	LVT/LAMMT 90														TOTAL MARKET OB/XF VALUE													31,739																									
Interior Floo	11	CLAY TILE 10														TOTAL LAND VALUE - MARKET													68,000																									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE													363,094																									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction													0																									
Bedrooms	2	100														ASSESSED VALUE													363,094																									
Bathrooms	2	100														TOTAL EXEMPTION VALUE													HX HB 50,000																									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE													313,094																									
Stories	1.	100														TOTAL JUST VALUE													363,094																									
Units	0	100	NCON VALUE													0																																						
Occupancy	00	NONE 100	INCOME VALUE													PREVIOUS YEAR MKT VALUE													297,890																									
Quality			04	Quality Level 04																																																		
DOR CODE			0100	SINGLE FAMILY																																																		
MAP NUM			MKT AREA													08																																						
NEIGHBORHOOD/LOC			8027.00																																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																		
BAS	1,699	100	1,699	205,153																																																		
FGR	675	55	371	44,798																																																		
FSP	68	40	27	3,261																																																		
FSP	210	40	84	10,143																																																		
TOTALS			2,652	2,181	263,355																																																	
EXTRA FEATURES			54136 JESSICA PL, 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	0940	SHEDS/PORT	0	100	10	14		140.00	SF 19.50	100	1996	1996	3	20	546																																							
2	0812	CONCRETE C	0	100	0	0		2,864.00	SF 4.00	100	1996	1996	3	73	8,363																																							
3	0861	POOL GUNIT	0	100	34	11		374.00	SF 85.00	100	1998	1998	3	23	7,312																																							
4	0845	KOOL DECK	0	100	0	0		1,009.00	SF 7.25	100	1998	1998	3	77	5,633																																							
5	0351	CARPORT MT	0	100	31	13		403.00	SF 10.00	100	1998	1998	3	20	806																																							
6	0940	SHEDS/PORT	0	100	12	26		312.00	SF 30.00	100	2021	2021	3	97	9,079																																							
TOTAL OB/XF																	31,739																																					
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	000100	C	SFR	100		RS-1	0.00	0.00	2.00	LT		1.00	1.00	0.85	40,000.00	34,000.00	68,000																																					
REVIEW DATE 05/27/2022 BY KBA Total Acres: 0.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 08/02/2023 BY SYS																																																						