



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	20	FACE BRICK 100	0900	01	2,913	92.2140	109.50	318,974	2005	2005	0	0	0	12.75	87.25	VALUATION BY STANDARD									
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0													Heated Area: 2540 HX Base Yr									
Roof Cover	03	COMP SHNGL 100														Tax Group: 6 Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 278,305									
Interior Floor	14	CARPET 70														TOTAL MARKET OB/XF VALUE 62,020									
Interior Floor	08	SHT VINYL 30														TOTAL LAND VALUE - MARKET 60,000									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 400,325									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 160,056									
Bedrooms	4	100														ASSESSED VALUE 240,269									
Bathrooms	3	100														TOTAL EXEMPTION VALUE HX HB 50,000									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 190,269									
Stories	1.	1. 100														TOTAL JUST VALUE 400,325									
Units	0	100	NCON VALUE 0																						
Occupancy	00	NONE 100	INCOME VALUE																						
Quality		01	Quality Level 01		PREVIOUS YEAR MKT VALUE 310,694																				
DOR CODE		0100	SINGLE FAMILY																						
MAP NUM			MKT AREA		08																				
NEIGHBORHOOD/LOC		8017.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,540	100	2,540	242,668																					
FGR	546	55	300	28,662																					
FOP	42	30	13	1,242																					
FOP	200	30	60	5,732																					
TOTALS		3,328	2,913	278,305																					
EXTRA FEATURES					54137 EVERGREEN TRL, 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	2,301.00	SF	4.00	4.00	100	2005	2005	3	87	8,007									
2	0940	SHEDS/PORT	0	100	20	12	240.00	SF	19.50	19.50	100	2005	2005	3	27	1,264									
3	0861	POOL GUNIT	0	100	26	15	390.00	SF	85.00	85.00	100	2006	2006	3	48	15,912									
4	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	31	620									
5	0845	KOOL DECK	0	100	0	0	779.00	SF	7.25	7.25	100	2006	2006	3	88	4,970									
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	31	620									
8	0812	CONCRETE C	0	100	0	0	2,879.00	SF	4.00	4.00	100	2007	2007	3	89	10,249									
9	0911	SCRN RM A	0	100	0	0	1,681.00	SF	17.50	17.50	100	2007	2007	3	35	10,296									
10	0476	VF 6 SBPL	0	100	0	0	354.00	LF	32.00	32.00	100	2014	2014	3	89	10,082									
TOTAL OB/XF 62,020																									
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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000								
REVIEW DATE 05/08/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																									