



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	0100	01	1,763	111.2000	100.36	176,935	1997	1998	0	0	0	11.75	88.25	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1998													Heated Area: 1540													HX Base Yr 1998												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	13	LVT/LAMMT 80																																							
Interior Floo	11	CLAY TILE 20																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	3	100																																							
Bathrooms	2	100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units	0	100																																							
Occupancy	00	NONE 100																																							
Quality			03	Quality Level 03																																					
DOR CODE			0100	SINGLE FAMILY																																					
MAP NUM			MKT AREA 09																																						
NEIGHBORHOOD/LOC			9001.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,540	100	1,540	136,394																																					
FEP	240	80	192	17,005																																					
FOP	104	30	31	2,745																																					
TOTALS			1,884	1,763	156,145																																				
EXTRA FEATURES			36104 RANMART WAY, CALLAHAN																																						
BLD DATE													LGL DATE			06/13/2023										MLU															
XF DATE													LAND DATE																												
INC DATE													AG DATE																												
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835																									
3	0811	CONCRETE B	0	100	0	0	724.00	SF	5.20	5.20	100	1997	1997	3	75	2,824																									
4	0812	CONCRETE C	0	100	0	0	1,396.00	SF	4.00	4.00	100	2003	2003	3	84	4,691																									
5	0680	POLE SHED	0	100	12	10	120.00	SF	10.00	10.00	100	2003	2003	3	36	432																									
6	0510	GARAGE WD-	0	100	24	12	288.00	SF	29.75	29.75	100	2003	2003	3	36	3,084																									
7	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00	13.00	100	1998	1998	3	20	1,498																									
LAND DESCRIPTION			TOTAL OB/XF													15,364																									
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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																								
REVIEW DATE 06/26/2018 BY TWX Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS																																									