



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 2														
Exterior Wall	05	AVERAGE 100	1101	04	2,536	102.8976	150.74	382,277	1958	1980	0	0	0	50.00	50.00	VALUATION SUMMARY													
Roof Structur	01	FLAT 100	1 RETAILSTOR - 42.19% - 2006													Heated Area: 2072													
Roof Cover	04	BUILT-UP 100														HX Base Yr 2006													
Interior Wall	05	DRYWALL 100																											
Interior Floo	08	SHT VINYL 50																											
Interior Floo	16	EPOXY STRP 50																											
Ceiling	02	F.NOT SUS 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Fixtures	02	WOOD FRAME 100																											
Frame	02	WOOD FRAME 100																											
Story Height		13 100																											
RMS		5 100																											
Stories	1.	1. 100																											
Units		0 100																											
Occupancy	00	OWNER OCC 100																											
Quality	03	Quality Level 03																											
DOR CODE	1200 STORE/OFFICE/RESID																												
MAP NUM																MKT AREA 09													
NEIGHBORHOOD/LOC	9002.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,104	100	1,104	83,209																									
CAN	660	30	198	14,924																									
FST	328	50	164	12,361																									
HXB	968	100	968	72,958																									
HXP	341	30	102	7,688																									
TOTALS	3,401		2,536	191,138																									
EXTRA FEATURES															545605 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	0810	CONCRETE A	0	34	53	3	159.00	SF	6.50	6.50	100	1990	1990	3	62	641													
2	0510	GARAGE WD-	0	34	24	20	480.00	SF	35.00	35.00	100	1970	1970	3	20	3,360													
3	0680	POLE SHED	0	34	24	13	312.00	SF	10.00	10.00	100	1960	1960	3	20	624													
4	0680	POLE SHED	0	34	24	12	288.00	SF	10.00	10.00	100	1970	1970	3	20	576													
5	0910	SCRN RM L	0	34	19	14	266.00	SF	15.00	15.00	100	1995	1995	3	20	798													
6	1122	CB 6"	0	34	55	6	330.00	SF	5.85	5.85	100	1990	1990	3	62	1,197													
7	0803	ASPHALT C	0	0	0	0	9,520.00	SF	2.00	2.00	100	1985	1985	3	50	9,520													
8	0812	CONCRETE C	0	34	0	0	1,099.00	SF	4.00	4.00	100	1990	1990	3	62	2,726													
9	0351	CARPORT MT	0	34	20	18	360.00	SF	10.00	10.00	100	2007	2007	3	35	1,260													
10	0940	SHEDS/PORT	0	34	5	18	90.00	SF	30.00	30.00	100	2007	2007	3	35	945													
LAND DESCRIPTION										TOTAL OB/XF 21,647																			
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	001200	C	STORE COMB	34	0004		0.00	0.00	18,805.00	SF		1.00	1.00	1.00	1.00	1.00	18,805												
2	000115	C	SFR ACRES	34	0004		0.00	0.00	1.87	AC		1.00	1.00	1.00	30,000.00	30,000.00	56,100												
REVIEW DATE 07/10/2020 BY TWA Total Acres: 1.87 Total Land Value: 74,905 Market: 0 Agricultural: 0 Common: 74,905 PRINTED 08/02/2023 BY SYS																													

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