



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	2,414	113.1900	134.41	324,466	1978	2003	0	0	0	14.25	85.75	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2020													Heated Area: 2088										
Roof Cover	12	MODULAR MT 100														HX Base Yr 2020										
Interior Wall	05	DRYWALL 100																								
Interior Floop	13	LVT/LAMMT 100																								
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																								
BUD8 Adjustme	04	DIST 01 100																								
Occupancy	00	NONE 100																								
Quality			04	Quality Level 04																						
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	2,088	100	2,088	240,656																						
FGR	506	55	278	32,041																						
UOP	240	20	48	5,533																						
TOTALS			2,834	2,414	278,230																					
EXTRA FEATURES			36001 RUSTIC ACRES WAY, 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	100	0	0	480.00	SF	6.50	6.50	100	1980	1980	3	35	1,092										
2	0810	CONCRETE A	0	100	0	0	107.00	SF	6.50	6.50	100	1990	1990	3	62	431										
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	44	1,540										
LAND DESCRIPTION			TOTAL OB/XF													3,063										
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	1.40	AC		1.00	1.00	1.00	30,000.00	30,000.00	42,000									
REVIEW DATE 06/25/2019 BY TW Total Acres: 1.40 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 08/02/2023 BY SYS																										

Diagram showing building footprint and dimensions:

- Overall dimensions: 47' x 39'.
- Internal dimensions: 20' x 20' (top), 17' x 31' (right), 23' x 22' (bottom right), 23' x 22' (bottom left), 16' x 4' (middle left), 8' x 4' (middle right), 8' x 4' (middle top).
- Labels: UOP 2019, BAS 1993, FGR 1993.

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2267/1362	4/05/2019	WD	Q	I	01	257,000
GRANTOR: JOHNSTON CODY L & MEL						
GRANTEE: VARNER WILLIAM MILE						
1902/0044	2/10/2014	WD	Q	I	02	130,000
GRANTOR: FIELDS JUDITH G & WIL						
GRANTEE: JOHNSTON CODY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 UOP=[YR=2019] N12 W20 S12 E20\$ W47 S39 E25 N16 E8 S4 E8 S4 FGR=[YR=1993] S22 E23 N22 W23\$ E23 N31\$.