



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 4																												
Exterior Wall	31	HARDIE BRD 100	0220	01	2,328	117.6000	76.44	177,952	2018	2018	0	0	0	1.50	98.50	VALUATION SUMMARY																												
Roof Structur	03	GABLE/HIP 100	1 MOD FRAME - 100% - 2019														Heated Area: 2280														HX Base Yr 2019													
Roof Cover	03	COMP SHNGL 100																																										
Interior Wall	05	DRYWALL 100																																										
Interior Floor	11	CLAY TILE 100																																										
Air Condition	03	CENTRAL 100																																										
Heating Type	04	AIR DUCTED 100																																										
Bedrooms	4	100																																										
Bathrooms	2	100																																										
Frame	02	WOOD FRAME 100																																										
Stories	0	0 100																																										
Units	0	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	2,280	100	2,280	171,669																																								
UOP	240	20	48	3,614																																								
TOTALS			2,520	2,328	175,283																																							
EXTRA FEATURES			36637 DYAL RD, 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																											
3	0200	BARN WD 0-	0	100	30	30	900.00	SF	20.00	20.00	100	2020	2020	3	95	17,100																												
4	0855	CONC PAVER	0	100	0	0	420.00	SF	10.00	10.00	100	2020	2020	3	99	4,158																												
5	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2019	2019	3	90	7,776																												
6	0680	POLE SHED	0	100	24	14	336.00	SF	10.00	10.00	100	2019	2019	3	93	3,125																												
LAND DESCRIPTION			TOTAL OB/XF 32,159																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000																											
REVIEW DATE 12/31/2020 BY TW Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																												