



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	20	FACE BRICK 100	0900	01	1,982	104.2720	123.82	245,411	1994	2004	0	0	0	13.50	86.50	VALUATION BY																
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 1995										Heated Area: 1611					HX Base Yr 1995					STANDARD									
Roof Cover	12	MODULAR MT 100																Tax Group: 4														
Interior Wall	05	DRYWALL 100																Tax Dist:														
Interior Floo	14	CARPET 80																BUILDING MARKET VALUE														
Interior Floo	08	SHT VINYL 20																TOTAL MARKET OB/XF VALUE														
Air Condition	03	CENTRAL 100																TOTAL LAND VALUE - MARKET														
Heating Type	04	AIR DUCTED 100																TOTAL MARKET VALUE														
Bedrooms		3 100																SOH/AGL Deduction														
Bathrooms		2.5 100																ASSESSED VALUE														
Frame	02	WOOD FRAME 100																TOTAL EXEMPTION VALUE														
Stories	0	0 100																BASE TAXABLE VALUE														
Units	0	0 100																TOTAL JUST VALUE														
Occupancy	00	NONE 100																NCON VALUE														
Quality		02	Quality Level 02										INCOME VALUE																			
DOR CODE		5000	IMPROVED AG										PREVIOUS YEAR MKT VALUE																			
MAP NUM			MKT AREA		05																											
NEIGHBORHOOD/LOC		5001.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,611	100	1,611	172,545																												
FGR	440	55	242	25,919																												
FOP	174	30	52	5,570																												
FSP	102	40	41	4,392																												
UST	80	45	36	3,856																												
TOTALS		2,407	1,982	212,281																												
EXTRA FEATURES					56060 SPELL CREEK LN, 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	0940	SHEDS/PORT	0 100	9	20	180.00	SF	19.50	19.50	100	1993	1993	3	20	702																	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695																	
3	0812	CONCRETE C	0 100	0	0	1,036.00	SF	4.00	4.00	100	1994	1994	3	70	2,901																	
4	0936	SEPTC TANK	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000																	
5	0937	WELL	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000																	
6	0936	SEPTC TANK	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000																	
7	0351	CARPORT MT	0 100	17	8	119.00	SF	10.00	10.00	100	1999	1999	3	20	238																	
8	0752	USP	0 100	20	8	160.00	SF	15.00	15.00	100	1999	1999	3	28	672																	
9	0351	CARPORT MT	0 100	20	18	360.00	SF	3.50	3.50	100	1999	1999	3	20	252																	
LAND DESCRIPTION										TOTAL OB/XF										25,460												
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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000															
2	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000															
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	48.00	AC		1.00	1.00	1.00	410.00	410.00	19,680															
4	009910	M	MKT. VAL. AG	0			0.00	0.00	48.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	384,000															
REVIEW DATE		10/27/2021		BY		KBA		Total Acres: 50.00		Total Land Value: 89,680		Market: 384,000		Agricultural: 19,680		Common: 70,000		PRINTED 08/02/2023 BY SYS														