

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	VALUATION SUMMARY																																		
Exterior Wall		20	FACE BRICK 100							0900	01	1,755	101.7000	120.77	211,951	2006	2006		0	0	0	12.00	88.00	VALUATION BY																																	
Roof Structur		03	GABLE/HIP 100							1 SNGL FAM - 100% - 2007														Heated Area: 1590														HX Base Yr 2007										STANDARD									
Roof Cover		03	COMP SHNGL 100																															Tax Group: 6										Tax Dist:													
Interior Wall		05	DRYWALL 100																															BUILDING MARKET VALUE										186,517													
Interior Floo		12	HARDWOOD 60																															TOTAL MARKET OB/XF VALUE										31,747													
Interior Floo		14	CARPET 40																															TOTAL LAND VALUE - MARKET										95,520													
Air Condition		03	CENTRAL 100																															TOTAL MARKET VALUE										313,784													
Heating Type		04	AIR DUCTED 100																															SOH/AGL Deduction										152,015													
Bedrooms			3 100																															ASSESSED VALUE										161,769													
Bathrooms			2 100																															TOTAL EXEMPTION VALUE										HX HB 50,000													
Frame		02	WOOD FRAME 100																															BASE TAXABLE VALUE										111,769													
Stories																																		TOTAL JUST VALUE										313,784													
Units		1.	1. 100																															NCON VALUE										0													
Occupancy		00	NONE 100																															INCOME VALUE																							
																																		PREVIOUS YEAR MKT VALUE										259,946													
Quality		01	Quality Level 01																																																						
DOR CODE		0100	SINGLE FAMILY																																																						
MAP NUM			MKT AREA																												08																										
NEIGHBORHOOD/LOC		8026.00																																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																																	
BAS		1,590		100		1,590		168,981																																																	
FOP		234		30		70		7,440																																																	
FOP		318		30		95		10,096																																																	
TOTALS		2,142				1,755		186,517																																																	
EXTRA FEATURES		55306 SHUG RD, CALLAHAN																																																							
BLD DATE																																																									
XF DATE																																																									
INC DATE																																																									
LGL DATE																																																									
LAND DATE																																																									
AG DATE																																																									
05/19/2023		MLU																																																							
BUILDING NOTES																																																									
BUILDING DIMENSIONS																																																									
BAS=[YR=2006]		W14 FOP=[YR=2006] N13 W18 S13 E18 \$ W18 W21																																																							
S30 FOP=[YR=2006]		S6 E53 N6 W53 \$ E53 N30 \$.																																																							
LAND DESCRIPTION		TOTAL OB/XF 31,747																																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		0.00	0.00	5.97	AC		1.00	1.00	1.00	16,000.00	16,000.00	95,520																																								