



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 6																																							
Exterior Wall	05	AVERAGE 100	0800	02	1,984	117.2000	82.04	162,767	2004	2004	0	0	0	44.00	56.00	VALUATION SUMMARY																																						
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2005													Heated Area: 1984													HX Base Yr 2005																									
Roof Cover	03	COMP SHNGL 100	BAS 2004																										VALUATION BY													STANDARD												
Interior Wall	05	DRYWALL 100																											Tax Group: 6													Tax Dist:												
Interior Floo	14	CARPET 80																											BUILDING MARKET VALUE													202,752												
Interior Floo	08	SHT VINYL 20																											TOTAL MARKET OB/XF VALUE													47,006												
Air Condition	03	CENTRAL 100																											TOTAL LAND VALUE - MARKET													322,000												
Heating Type	04	AIR DUCTED 100																											TOTAL MARKET VALUE													326,353												
Bedrooms		3 100																											SOH/AGL Deduction													70,055												
Bathrooms		2 100																											ASSESSED VALUE													256,298												
Frame	02	WOOD FRAME 100																											TOTAL EXEMPTION VALUE													HX HB 50,000												
Stories	1.	1. 100																											BASE TAXABLE VALUE													206,298												
Units		0 100	TOTAL JUST VALUE													571,758																																						
			NCON VALUE													0																																						
			INCOME VALUE																																																			
			PREVIOUS YEAR MKT VALUE													256,532																																						
Quality			03	Quality Level 03																																																		
DOR CODE			5000			IMPROVED AG																																																
MAP NUM						MKT AREA			08																																													
NEIGHBORHOOD/LOC			8026.00																																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																		
BAS	1,984	100	1,984	91,150																																																		
TOTALS			1,984	1,984	91,150																																																	
EXTRA FEATURES			55001 FAMILY CT, 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																																					
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2005	2005	3	100	6,000																																						
3	0940	SHEDS/PORT	0	0	8	10	80.00	SF	21.30	21.30	100	2005	2005	3	27	460																																						
4	0204	BARN MTL 1	0	100	36	36	1,296.00	SF	16.00	16.00	100	2010	2010	3	64	13,271																																						
5	0204	BARN MTL 1	0	100	48	49	2,352.00	SF	16.00	16.00	100	2011	2011	3	68	25,590																																						
6	0810	CONCRETE A	0	100	12	24	288.00	SF	6.50	6.50	100	2008	2008	3	90	1,685																																						
LAND DESCRIPTION			TOTAL OB/XF 47,006																																																			
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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																																					
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	440.00	440.00	5,720																																					
3	005902	A	HARDWOOD SI	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	175.00	175.00	875																																					
4	009910	M	MKT. VAL. AG	0			0.00	0.00	18.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	252,000																																					
5	005000	C	RURAL HOME	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																																					
REVIEW DATE			06/10/2021			BY			KBA			Total Acres: 20.00			Total Land Value: 76,595			Market: 252,000			Agricultural: 6,595			Common: 70,000			PRINTED 08/02/2023 BY SYS																											

CARTER JAMES E & CATHY M
55001 FAMILY COURT
CALLAHAN, FL 32011

2023

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