



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										
Exterior Wall	10	ABOVE AVG 100	0900	01	2,943	101.6234	120.68	355,161	2017	2017	0	0	2.00	98.00	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2018													Heated Area: 2450									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2018									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 60																							
Interior Floo	14	CARPET 40																							
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																							
Occupancy	00	NONE 100																							
Quality			02	Quality Level 02																					
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	2,450	100	2,450	289,753																					
FGR	645	55	355	41,984																					
FOP	183	30	55	6,504																					
FOP	276	30	83	9,816																					
TOTALS			3,554	2,943	348,058																				
EXTRA FEATURES			54343 OGILVIE 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								
1	0811	CONCRETE B	0	100	0	0	1,418.00	SF	5.20	5.20	100	2019	2019	3	99	7,300									
2	0810	CONCRETE A	0	100	20	36	720.00	SF	6.50	6.50	100	2019	2019	3	99	4,633									
3	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2020	2020	3	95	36,338									
4	0855	CONC PAVER	0	100	0	0	1,882.00	SF	10.00	10.00	100	2020	2020	3	99	18,632									
5	0811	CONCRETE B	0	100	0	0	1,624.00	SF	5.20	5.20	100	2020	2020	3	99	8,360									
TOTAL OB/XF 75,263																									
LAND DESCRIPTION																									
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	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000								
REVIEW DATE 03/17/2020 BY KB Total Acres: 3.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/02/2023 BY SYS																									

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