



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	20	FACE BRICK 60	0100	01	3,102	118.9100	107.32	332,907	1983	1995	0	0	0	17.35	82.65	VALUATION SUMMARY											
Exterior Wall	10	ABOVE AVG 40	1 SINGLE FAM - 100% - 1989													Heated Area: 2748											
Roof Structure	07	GAMBREL 100	HX Base Yr 1989																								
Roof Cover	12	MODULAR MT 100																									
Interior Wall	05	DRYWALL 100																									
Interior Floor	11	CLAY TILE 50																									
Interior Floor	13	LVT/LAMNT 50																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms	4	100																									
Bathrooms	3	100																									
Frame	02	WOOD FRAME 100																									
Stories	2.	2. 100																									
Units	0	100																									
BUD8 Adjustme	06	DIST 1D 100																									
Occupancy	00	NONE 100																									
Quality	05	Quality Level 05																									
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	1,380	100	1,380	122,406																							
BAS	808	100	808	71,670																							
FGR	575	55	316	28,029																							
FOP	36	30	11	976																							
FOP	90	30	27	2,395																							
FUS	560	100	560	49,672																							
TOTALS	3,449		3,102	275,148																							
EXTRA FEATURES					54720 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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1983	1983	3	56	1,960											
2	1241	WD DECK G	0	100	0	0		332.00	UT 11.50	11.50	100	2005	2005	3	44	1,680											
3	0810	CONCRETE A	0	100	28	24		672.00	SF 6.50	6.50	100	2005	2005	3	87	3,800											
4	0681	POLE SHED	0	100	5	20		100.00	SF 15.00	15.00	100	2005	2005	3	44	660											
5	0940	SHEDS/PORT	0	100	12	8		96.00	SF 20.10	20.10	100	1990	1990	3	20	386											
6	1241	WD DECK G	0	100	0	0		272.00	UT 11.50	11.50	100	2005	2005	3	44	1,376											
7	0861	POOL GUNIT	0	100	0	0		420.00	SF 85.00	85.00	100	2015	2015	3	81	28,917											
8	0855	CONC PAVER	0	100	0	0		851.00	SF 10.00	10.00	100	2015	2015	3	96	8,170											
9	0911	SCRN RM A	0	100	31	41		1,271.00	SF 17.50	17.50	100	2015	2015	3	74	16,459											
LAND DESCRIPTION					TOTAL OB/XF										63,408												
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	000100	C	SFR	100	0005	RM	0.00	0.00	2.16	AC		1.00	1.00	1.00	35,000.00	35,000.00	75,600										
REVIEW DATE 06/11/2020 BY KBA Total Acres: 2.16 Total Land Value: 75,600 Market: 0 Agricultural: 0 Common: 75,600 PRINTED 08/02/2023 BY SYS																											

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