



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8010.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,311	100
DCK	235	10
FGR	420	55
FOP	72	30
FSP	299	40
UOP	35	20
TOTALS	3,372	2,715

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,715	108.0000	128.25	348,199	2006	2006	0	0	0 12.00	88.00
1 SNGL FAM - 100% - 2023 Heated Area: 2311 HX Base Yr 2023											
TOTALS	3,372	2,715	306,415								

NASSAU COUNTY PROPERTY				PAGE 1 of 1		6
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 6		Tax Dist:				
BUILDING MARKET VALUE				306,415		
TOTAL MARKET OB/XF VALUE				7,888		
TOTAL LAND VALUE - MARKET				50,000		
TOTAL MARKET VALUE				364,303		
SOH/AGL Deduction				114,107		
ASSESSED VALUE				250,196		
TOTAL EXEMPTION VALUE				HX HB	50,000	
BASE TAXABLE VALUE				200,196		
TOTAL JUST VALUE				364,303		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				288,597		

EXTRA FEATURES										55066 WETLAND WAY, CALLAHAN				INC DATE		AG DATE	
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	0812	CONCRETE C	0	100	0	0	2,241.00	SF	4.00	4.00	100	2006	2006	3	88	7,888	