



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 100	0900	01	2,743	99.6816	118.37	324,689	1993	1998	0	0	0	18.00	82.00	VALUATION SUMMARY											
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0													Heated Area: 2290											
Roof Cover	03	COMP SHNGL 100														HX Base Yr											
Interior Wall	05	DRYWALL 100																									
Interior Floo	14	CARPET 90																									
Interior Floo	11	CLAY TILE 10																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms		3 100																									
Bathrooms		2.5 100																									
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			8009.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	2,290	100	2,290	222,275																							
FGR	506	55	278	26,984																							
FOP	24	30	7	680																							
FOP	65	30	20	1,941																							
FSP	371	40	148	14,366																							
TOTALS			3,256		2,743	266,245																					
EXTRA FEATURES			45190 IRVIN 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											
2	0940	SHEDS/PORT	0 100	11	6	66.00	SF	21.30	21.30	100	1990	1990	3	20	281												
3	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	5,320												
4	0812	CONCRETE C	0 100	0	0	1,796.00	SF	4.00	4.00	100	1993	1993	3	68	4,885												
5	0812	CONCRETE C	0 100	0	0	2,678.00	SF	4.00	4.00	100	1994	1994	3	70	7,498												
6	0350	CARPORT WD	0 100	20	15	300.00	SF	9.36	9.36	100	1996	1996	3	20	562												
7	0350	CARPORT WD	0 100	22	18	396.00	SF	9.36	9.36	100	1996	1996	3	20	741												
8	0940	SHEDS/PORT	0 100	14	12	168.00	SF	21.30	21.30	100	1996	1996	3	20	716												
9	0681	POLE SHED	0 100	26	29	754.00	SF	15.00	15.00	100	1996	1996	3	25	2,828												
TOTAL OB/XF 22,831																											
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	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000										
REVIEW DATE 04/02/2019 BY KB Total Acres: 4.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/02/2023 BY SYS																											

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