



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 1										
Exterior Wall	26	AL SIDING 100	0100	01	1,822	107.1000	96.66	176,115	1974	1979	0	0	0	21.50	78.50	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021													Heated Area: 1756									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021									
Interior Wall	05	DRYWALL 100																							
Interior Floop	06	VINYL ASB 100																							
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																							
BUD8 Adjustme	06	DIST 1D 100																							
Occupancy	00	NONE 100																							
Quality			04	Quality Level 04																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA												07									
NEIGHBORHOOD/LOC			7001.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,756	100	1,756	133,242																					
UOP	32	20	6	455																					
USP	200	30	60	4,553																					
TOTALS			1,988	1,822	138,250																				
EXTRA FEATURES			45153 CLEMMONS 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	0940	SHEDS/PORT	0 100	12	9	108.00	SF	30.00	30.00	100	1978	1978	3	20	648										
2	0940	SHEDS/PORT	0 100	10	20	200.00	SF	30.00	30.00	100	1988	1988	3	20	1,200										
3	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	10.00	100	2000	2000	3	20	800										
LAND DESCRIPTION																									
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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.29	AC		1.00	1.00	1.00	35,000.00	35,000.00	45,150								
REVIEW DATE 11/21/2022 BY KBA Total Acres: 1.29 Total Land Value: 45,150 Market: 0 Agricultural: 0 Common: 45,150 PRINTED 08/02/2023 BY SYS																									