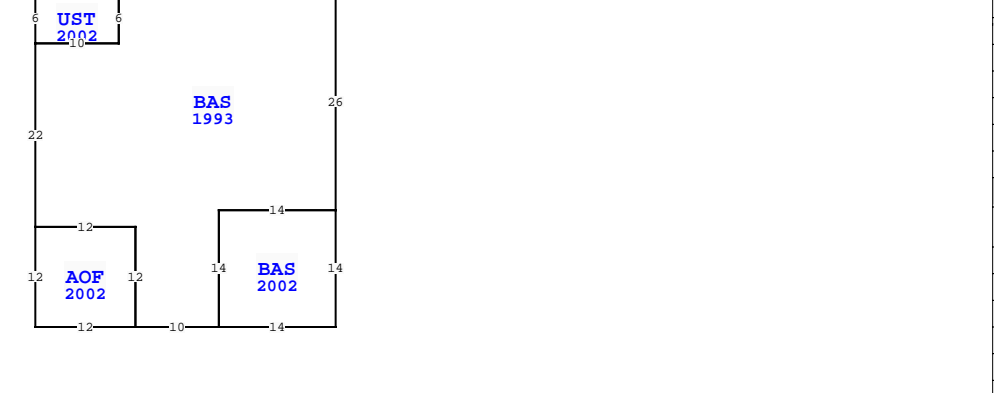




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	5 100
Frame	02 WOOD FRAME 100
Story Height	9 100
RMS	3 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 OWNER OCC 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2704	04	1,729	93.5487	94.95	164,169	1942	1990	0	0	0	50.00	50.00
1 VEH SALE/R - 0% - 0			Heated Area: 1380			HX Base Yr						



Quality				
DOR CODE	VEH SALE/REPAIR			
03	Quality Level 03			
2700	VEH SALE/REPAIR			
MAP NUM	MKT AREA	07		
NEIGHBORHOOD/LOC 1290.100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	144	100	144	6,837
BAS	1,040	100	1,040	49,374
BAS	196	100	196	9,305
UGR	672	40	269	12,771
UST	140	40	56	2,659
UST	60	40	24	1,140
TOTALS	2,252		1,729	82,084

NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			82,084
TOTAL MARKET OB/XF VALUE			6,794
TOTAL LAND VALUE - MARKET			146,268
TOTAL MARKET VALUE			235,146
SOH/AGL Deduction			4,352
ASSESSED VALUE			230,794
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			230,794
TOTAL JUST VALUE			235,146
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			209,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2038	XFOB	2,100	02/10/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2502/0022	9/28/2021	WD	Q	I	01	240,000
GRANTOR: NYE RICHARD M SR						
GRANTEE: #1 AUTO LIQUIDATORS						
2502/0020	9/20/2021	WD	U	I	11	100
GRANTOR: BIG D BUILDING CENTER						
GRANTEE: NYE RICHARD M SR						

EXTRA FEATURES																
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	0424	CL FNC 6'	0	0	0	670.00	LF	20.00	20.00	100	1994	1994	3	36	4,824	
2	0466	FNC GT 20'	0	0	0	1.00	UT	750.00	750.00	100	1994	1994	3	36	270	
3	0351	CARPORT MT	0	0	19	361.00	SF	8.00	8.00	100	1998	1998	3	20	578	
4	0350	CARPORT WD	0	0	20	360.00	SF	13.00	13.00	100	1998	1998	3	20	936	
6	0978	SECURTY LT	0	0	0	1.00	UT	337.50	337.50	100	2000	2000	3	55	186	

BLD DATE		02/07/2020	KKA	LGL DATE	02/07/2020	KKA
XF DATE		02/07/2020	KKA	LAND DATE		02/07/2020
INC DATE				AG DATE		

BUILDING NOTES	
542089 US HWY 1, CALLAHAN	
BUILDING DIMENSIONS	
UGR=[YR=1993] W28 S24 UST=[YR=1993] S14 UST=[YR=2002] S6	
BAS=[YR=1993] S22 AOF=[YR=2002] S12 E12 N12 W12\$ E12 S12 E10	
BAS=[YR=2002] E14 N14 W14 S14\$ N14 E14 N26 W26 S6 W10\$ E10 N6	
W10\$ E10 N14 W10\$ E28 N24\$.	

LAND DESCRIPTION													TOTAL OB/XF												
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	002700	C	AUTO SALES	0	0004	CG	80.00	200.00	36,567.00	SF		1.00	1.00	1.00	4.00	4.00	146,268								