



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	20	FACE BRICK 100	0900	01	1,748	114.9000	136.44	238,497	2000	2000	0	0	0	16.50	83.50	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2022													Heated Area: 1473													HX Base Yr 2022												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 70																																							
Interior Floo	11	CLAY TILE 30																																							
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	0 100																																							
Occupancy	00	NONE 100																																							
Quality			03	Quality Level 03																																					
DOR CODE			0100	SINGLE FAMILY																																					
MAP NUM			MKT AREA																	07																					
NEIGHBORHOOD/LOC			7005.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,473	100	1,473	167,815																																					
FGR	415	55	228	25,975																																					
FOP	27	30	8	912																																					
FSP	98	40	39	4,443																																					
TOTALS			2,013	1,748	199,145																																				
EXTRA FEATURES					45165 ROBINWOOD CIR, 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	0810	CONCRETE A	0 100	14	7	112.00	SF	6.50	6.50	100	2000	2000	3	80	582																										
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975																										
3	0811	CONCRETE B	0 100	0	0	857.00	SF	5.20	5.20	100	2000	2000	3	80	3,565																										
4	0810	CONCRETE A	0 100	0	0	551.00	SF	6.50	6.50	100	2005	2005	3	87	3,116																										
5	0479	VF PICKET	0 100	0	0	121.00	LF	10.00	10.00	100	2007	2007	3	74	895																										
6	0470	VNYL GATE	0 100	0	0	2.00	UT	120.00	120.00	100	2007	2007	3	74	178																										
LAND DESCRIPTION			TOTAL OB/XF 11,311																																						
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			75.00	100.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000																								
REVIEW DATE 06/10/2021 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																																									