



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 3 6										
Exterior Wall	15	CONC BLOCK 100	1101	04	2,380	72.8175	106.68	253,898	1946	1980	0	0	0	50.00	50.00	VALUATION BY STANDARD									
Roof Structur	01	FLAT 100	1 RETAILSTOR - 0% - 0													Heated Area: 2260 HX Base Yr									
Roof Cover	04	BUILT-UP 100														Tax Group: 6 Tax Dist:									
Interior Wall	01	MINIMUM 100														BUILDING MARKET VALUE 224,305									
Interior Floo	03	CONC FINSH 80														TOTAL MARKET OB/XF VALUE 3,656									
Interior Floo	07	CORK/VTILE 20														TOTAL LAND VALUE - MARKET 115,302									
Ceiling	02	F.NOT SUS 100														TOTAL MARKET VALUE 343,263									
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 109,919									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 233,344									
Fixtures	03	MASONRY 100														TOTAL EXEMPTION VALUE 0									
Frame	03	MASONRY 100														BASE TAXABLE VALUE 233,344									
Story Height	10	100														TOTAL JUST VALUE 343,263									
RMS	3	100	NCON VALUE 0																						
Stories	1.	1. 100	INCOME VALUE																						
Units	0	100	PREVIOUS YEAR MKT VALUE 234,321																						
BUD8 Adjustme	06	DIST 1D 100																							
Occupancy	00	NONE 100																							
Quality	03	Quality Level 03																							
DOR CODE	1100	STORES, 1 STORY																							
MAP NUM		MKT AREA	08																						
NEIGHBORHOOD/LOC	8002.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,700	100	1,700	90,678																					
CAN	400	30	120	6,401																					
SFB	700	80	560	29,871																					
TOTALS	2,800		2,380	126,949																					
EXTRA FEATURES					542755 US HWY 1, 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								
5	0430	CL FNC 6B	0	0	0	0	192.00	LF	9.70	9.70	100	1995	1995	3	39	726									
6	0464	FNC GT 10'	0	0	0	0	1.00	UT	437.50	437.50	100	1995	1995	3	39	171									
8	0430	CL FNC 6B	0	0	0	0	150.00	LF	9.70	9.70	100	1997	1997	3	45	655									
10	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1983	1983	3	20	80									
11	1242	WD DECK A	0	0	10	6	60.00	SF	10.00	10.00	100	1983	1983	3	20	120									
12	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	1983	1983	3	56	42									
13	0803	ASPHALT C	0	0	70	19	1,330.00	SF	2.00	2.00	100	2011	2011	3	70	1,862									
TOTAL OB/XF 3,656																									
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	001100	C	STORE 1FLR	0	0004	CI	210.00	180.00	38,434.00	SF		1.00	1.00	1.00	3.00	3.00	115,302								
REVIEW DATE 09/22/2020 BY KK Total Acres: 0.00 Total Land Value: 115,302 Market: 0 Agricultural: 0 Common: 115,302 PRINTED 08/02/2023 BY SYS																									

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