



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	15	CONC BLOCK 100	2501	06	2,218	71.7051	63.28	140,355	1948	1960	0	0	0	50.00	50.00	VALUATION SUMMARY									
Roof Structur	01	FLAT 100	1 SERV SHOP - 0% - 0													Heated Area: 1508									
Roof Cover	04	BUILT-UP 100	HX Base Yr																						
Interior Wall	01	MINIMUM 100	BAS 1993													UCP 1993									
Interior Floo	03	CONC FINSH 100	BAS 1993													BAS 1993									
Ceiling	02	F.NOT SUS 100	BAS 1994													UCP 1993									
Air Condition	01	NONE 100	AOF 1993													UCP 1993									
Heating Type	01	NONE 100	UCP 1993													UCP 1993									
Plumbing	01	6 100	UCP 1993													UCP 1993									
Frame	03	MASONRY 100	UCP 1993													UCP 1993									
Story Height	12	12 100	UCP 1993													UCP 1993									
RMS	4	4 100	UCP 1993													UCP 1993									
Stories	1.	1. 100	UCP 1993													UCP 1993									
Class	00	. 100	UCP 1993													UCP 1993									
Units	0	0 100	UCP 1993													UCP 1993									
BUD8 Adjustme	06	DIST 1D 100	UCP 1993													UCP 1993									
Occupancy	00	NONE 100	UCP 1993													UCP 1993									
Quality	02	Quality Level 02	UCP 1993													UCP 1993									
DOR CODE	2500	REPAIR SERVICE	UCP 1993													UCP 1993									
MAP NUM		MKT AREA	08													UCP 1993									
NEIGHBORHOOD/LOC	8002	00	UCP 1993													UCP 1993									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE										UCP 1993											
AOF	444	185	821	25,977										UCP 1993											
BAS	133	100	133	4,208										UCP 1993											
BAS	728	100	728	23,034										UCP 1993											
BAS	203	100	203	6,423										UCP 1993											
UCP	352	40	141	4,461										UCP 1993											
UCP	480	40	192	6,075										UCP 1993											
TOTALS	2,340		2,218	70,178										UCP 1993											
EXTRA FEATURES			45050 HISTORICAL LN, CALLAHAN													UCP 1993									
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	0	691.00	LF	20.00	20.00	100	1991	1991	3	29	4,008									
3	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2000	2000	3	55	385									
4	0972	ST LGHT UN	0	0	0	0	2.00	UT	1,265.00	1,265.00	100	1970	1970	3	20	506									
5	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	1970	1970	3	20	200									
6	0810	CONCRETE A	0	0	0	0	400.00	SF	6.50	6.50	100	2000	2000	3	80	2,080									
7	0423	CL FNC 5'	0	0	0	0	120.00	LF	6.85	6.85	100	2000	2000	3	55	452									
8	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2014	2014	3	70	3,360									
TOTAL OB/XF 10,991																									
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								
1	002500	C	SRVC SHOPS	0	0004	CI	202.00	300.00	23,520.00	SF		1.00	1.00	1.00	3.00	3.00	70,560								
2	000000	C	VAC RES	0			0.00	0.00	0.53	AC		1.00	1.00	1.00	35,000.00	35,000.00	18,550								
REVIEW DATE 10/02/2020 BY KK Total Acres: 0.53 Total Land Value: 89,110 Market: 0 Agricultural: 0 Common: 89,110 PRINTED 08/02/2023 BY SYS																									

VALUATION BY

Tax Group: 6

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

70,178

10,991

89,110

170,279

7,591

162,688

0

162,688

170,279

0

0

152,581

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1281/0427

12/15/2004

WD U

I

06

75,000

GRANTOR: CANANDAY JOSEPH D &

GRANTEE: GRIFFIN ANDREW & CO

1109/0249

1/23/2003

WD U

I

06

40,000

GRANTOR: SMITH HERMAN W

GRANTEE: CANANDAY JOSEPH D &

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W16 BAS=[YR=1993] W28 BAS=[YR=1994] W11

BAS=[YR=1993] W19 S7 AOF=[YR=1993] S19 E30 N12 W18 N7 W12 \$

E19 N7 \$ S7 W7 S7 E18 N14 \$ S26 E3 UCP=[YR=1993] S20 E24 N20

W24 \$ E25 N26 \$ S22 E16 N22 \$.