



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	AP	NORM	% COND	PAGE 1 of 2													
Exterior Wall	05	AVERAGE 100	0100	01	2,003	108.7800	98.17	196,635	1960	1960	0	0	20	22.75	57.25	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1757													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 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			03	Quality Level 03																									
DOR CODE			1200STORE/OFFICE/RESID																										
MAP NUM																MKT AREA		07											
NEIGHBORHOOD/LOC			8026.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,757	100	1,757	98,748																									
FGR	322	55	177	9,948																									
FOP	32	30	10	562																									
FST	98	55	54	3,035																									
UOP	24	20	5	281																									
TOTALS			2,233	2,003	112,574																								
EXTRA FEATURES			542752 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													
3	0810	CONCRETE A	0	0	0	156.00	SF	6.50	6.50	100	1990	1990	3	62	629														
4	0825	BRICK	0	0	0	21.00	SF	12.50	12.50	100	1990	1990	3	87	228														
5	0810	CONCRETE A	0	0	0	250.00	SF	6.50	6.50	100	1990	1990	3	62	1,008														
6	0423	CL FNC 5'	0	0	0	76.00	LF	6.85	6.85	100	2000	2000	3	55	286														
7	0465	FNC GT 15'	0	0	0	1.00	UT	562.50	562.50	100	2000	2000	3	55	309														
8	0680	POLE SHED	0	0	17	9	153.00	SF	10.00	10.00	100	2013	2013	3	75	1,148													
9	6001	ROLLUP DR	0	0	0	4.00	UT	400.00	400.00	100	1988	1988	3	20	320														
10	0810	CONCRETE A	0	0	10	5	50.00	SF	6.50	100	2013	2013	3	95	309														
11	0810	CONCRETE A	0	0	0	480.00	SF	6.50	6.50	100	1988	1988	3	57	1,778														
12	0978	SECURTY LT	0	0	0	3.00	UT	450.00	450.00	100	1988	1988	3	27	365														
LAND DESCRIPTION			TOTAL OB/XF 6,380																										
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	001200	C	STORE COMB	0	0004	CI	200.00	752.00	105,415.00	SF		1.00	1.00	1.00	2.00	2.00	210,830												
2	009602	C	RETENTION PO	0		CI	0.00	0.00	1.02	AC		1.00	1.00	1.00	100.00	100.00	102												
REVIEW DATE 10/30/2020 BY KK Total Acres: 1.02 Total Land Value: 210,932 Market: 0 Agricultural: 0 Common: 210,932 PRINTED 08/02/2023 BY SYS																													

KEELCO INC
542752 US HWY 1
CALLAHAN, FL 32011-6495

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