



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall	17	CB STUCCO 80								1701	04	1,225	89.9640	127.52	156,212	1970	2000	0	0	0	21.00	79.00	VALUATION BY								
Exterior Wall	16	WD FR STUC 20								1 OFFICE 1&2 - 0% - 0														Heated Area: 1224							
Roof Structure	04	WOOD TRUSS 100								HX Base Yr														STANDARD							
Roof Cover	12	MODULAR MT 100																						Tax Group: 4							
Interior Wall	05	DRYWALL 80																						Tax Dist:							
Interior Wall	02	WALL BD/WD 20																						BUILDING MARKET VALUE							
Interior Floor	14	CARPET 100																						TOTAL MARKET OB/XF VALUE							
Ceiling	01	FIN.SUSPD 100																						TOTAL LAND VALUE - MARKET							
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE							
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction							
Fixtures	4	100																						ASSESSED VALUE							
Frame	03	MASONRY 100																						TOTAL EXEMPTION VALUE							
Story Height	8	100																						BASE TAXABLE VALUE							
RMS	4	100																						TOTAL JUST VALUE							
Stories	0	100																						NCON VALUE							
Units	0	100																						INCOME VALUE							
BUD8 Adjustme	04	DIST 01 100																						PREVIOUS YEAR MKT VALUE							
Occupancy	00	NONE 100																													
Quality	03	Quality Level 03																													
DOR CODE	2500	REPAIR SERVICE																													
MAP NUM		MKT AREA																													
NEIGHBORHOOD/LOC	5001.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	672	100	672	67,697																											
BAS	288	100	288	29,014																											
BAS	264	100	264	26,595																											
PTO	28	5	1	101																											
TOTALS	1,252		1,225	123,407																											
EXTRA FEATURES					451644 SR 200, 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	0	20	16		293.00	SF 6.50	6.50	100	1970	1970	3	21	400															
2	0812	CONCRETE C	0	0	0	0		1,026.00	SF 4.00	4.00	100	2002	2002	3	82	3,365															
3	6001	ROLLUP DR	0	0	0	0		1.00	UT 400.00	400.00	100	2002	2002	3	20	80															
4	6002	EL ROLL DR	0	0	0	0		1.00	UT 900.00	900.00	100	2002	2002	3	20	180															
5	0978	SECURTY LT	0	0	0	0		2.00	UT 450.00	450.00	100	2002	2002	3	58	522															
6	0978	SECURTY LT	0	0	0	0		2.00	UT 450.00	450.00	100	2002	2002	3	58	522															
7	9001	CANTANR 40	0	0	45	0		1.00	UT 1,400.00	1,400.00	0	2001	2001	3	100	1,400															
8	9001	CANTANR 40	0	0	52	0		1.00	UT 1,400.00	1,400.00	0	2001	2001	3	100	1,400															
9	0812	CONCRETE C	0	0	0	0		2,417.00	SF 4.00	4.00	100	2005	2005	3	86	8,314															
10	0424	CL FNC 6'	0	0	26	0		26.00	LF 20.00	20.00	100	2011	2011	3	81	421															
LAND DESCRIPTION					TOTAL OB/XF															16,604											
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	002500	C	SRVC SHOPS	0	0004	CG	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	2.00	2.00	87,120														
REVIEW DATE 07/10/2020 BY KBA Total Acres: 1.00 Total Land Value: 87,120 Market: 0 Agricultural: 0 Common: 87,120 PRINTED 08/06/2024 BY SYS																															

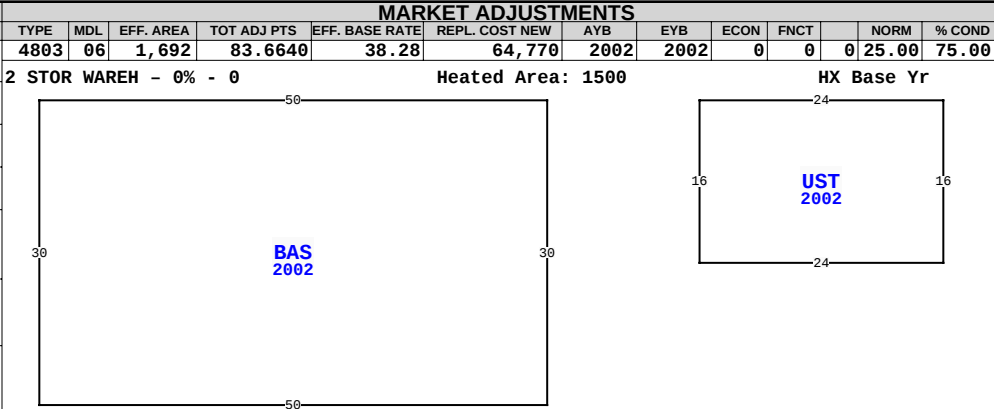


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	05	STEEL 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2500REPAIR SERVICE	
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	43,065
UST	384	50	192	5,513
TOTALS	1,884		1,692	48,578

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
11	0464	FNC GT 10'	0	0	10	0		1.00	UT 350.00	350.00	100	2011	3	81	284	
12	0422	CL FNC 4'	0	0	10	0		10.00	LF 15.00	15.00	100	1970	3	20	30	
13	0422	CL FNC 4'	0	0	50	0		50.00	LF 15.00	15.00	100	1970	3	20	150	

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



451644 SR 200, CALLAHAN	BLD DATE 11/04/2014	PF	LGL DATE	04/24/2024	DC
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

EXTRA FEATURES										TOTAL OB/XF									

NASSAU COUNTY PROPERTY				PAGE 2 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				171,985	
TOTAL MARKET OB/XF VALUE				17,068	
TOTAL LAND VALUE - MARKET				87,120	
TOTAL MARKET VALUE				276,173	
SOH/AGL Deduction				67,792	
ASSESSED VALUE				208,381	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				208,381	
TOTAL JUST VALUE				276,173	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				234,280	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2151/0337	10/10/2017	WD	Q	I	01
GRANTOR: ED'S COMFORT SOLUTION					SALE PRICE 225,500
GRANTEE: VALLENCOURT CONSTRU					
1715/1604	12/17/2010	WD	U	I	30
GRANTOR: EDWARDS MICHAEL W					235,000
GRANTEE: ED'S COMFORT SOLUTI					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2002] W50 S30 E50 N30 \$ PTR= E15 UST=[YR=2002] E24 S16 W24 N16 \$ W15 \$.									