



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	VALUATION SUMMARY												
Exterior Wall	15	CONC BLOCK 100		0900	01	2,071	104.3700	130.46	270,183	1984	1995	0	0	0	14.00	86.00	STANDARD												
Roof Structure	03	GABLE/HIP 100		1 SNGL FAM - 100% - 2023										Heated Area: 1488					HX Base Yr 2023										
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	11	CLAY TILE 50																											
Interior Floor	14	CARPET 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		2 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		08																								
NEIGHBORHOOD/LOC		8028.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,488	100	1,488	166,947																									
FOP	80	30	24	2,693																									
FOP	192	30	58	6,508																									
UGR	960	45	432	48,469																									
USP	230	30	69	7,742																									
TOTALS		2,950		2,071	232,357																								
EXTRA FEATURES				54028 CHURCH RD, CALLAHAN										BLD DATE				LGL DATE											
														XF DATE				LAND DATE											
														INC DATE				AG DATE											
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	0940	SHEDS/PORT	0 100	12	20	240.00	SF	30.00	30.00	100	1984	1984	3	20	1,440														
2	0812	CONCRETE C	0 100	0	0	1,954.00	SF	4.00	4.00	100	1990	1990	3	59.5	4,651														
3	0476	VF 6 SBPL	0 100	0	0	36.00	LF	32.00	32.00	100	2002	2002	3	58	668														
4	0469	VF LATTIC	0 100	0	0	36.00	SF	5.50	5.50	100	2002	2002	3	58	115														
5	1242	WD DECK A	0 100	14	8	112.00	SF	10.00	10.00	100	2000	2000	3	20	224														