

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	20	FACE BRICK 90		0900	01	2,701	93.0528	116.32	314,180	2001	2001	0	0	0	15.93	84.07	VALUATION BY		STANDARD														
Exterior Wall	05	AVERAGE 10		1 SNGL FAM - 100% - 2022										Heated Area: 2172										Tax Group: 6		Tax Dist:							
Roof Structur	03	GABLE/HIP 100												HX Base Yr 2022										BUILDING MARKET VALUE		327,579							
Roof Cover	12	MODULAR MT 100												TOTAL MARKET OB/XF VALUE		11,969																	
Interior Wall	05	DRYWALL 100												TOTAL LAND VALUE - MARKET		56,000																	
Interior Floo	14	CARPET 80												TOTAL MARKET VALUE		395,548																	
Interior Floo	08	SHT VINYL 20												SOH/AGL Deduction		68,534																	
Air Condition	03	CENTRAL 100												ASSESSED VALUE		327,014																	
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE		55,000																	
Bedrooms	4	100												BASE TAXABLE VALUE		272,014																	
Bathrooms	2	100												TOTAL JUST VALUE		395,548																	
Frame	02	WOOD FRAME 100												NCON VALUE		0																	
Stories	1.	1. 100												INCOME VALUE																			
Units	0	100												PREVIOUS YEAR MKT VALUE		383,301																	
BUD8 Adjustme	06	DIST 1D 100																															
Occupancy	00	NONE 100																															
Quality				01		Quality Level 01																											
DOR CODE				0100		SINGLE FAMILY																											
MAP NUM						MKT AREA						08																					
NEIGHBORHOOD/LOC				8001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,172	100	2,172	212,400																													
FGR	898	55	494	48,308																													
FOP	116	30	35	3,422																													
TOTALS				3,186				2,701		264,131																							
EXTRA FEATURES				450873 OLD DIXIE HWY, 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	0680	POLE SHED	0	0	20	50			1,000.00	SF	10.00				2,000																		
2	0680	POLE SHED	0	100	40	20			800.00	SF	10.00				1,600																		
3	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00				2,975																		
4	0811	CONCRETE B	0	100	0	0			912.00	SF	5.20				3,794																		
5	0525	GAZEBO	0	100	0	0			1.00	UT	5,000.00				1,600																		



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	08	SHT VINYL 60		
Interior Floo	14	CARPET 40		
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		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC	8001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	63,448
TOTALS	1,512		1,512	63,448

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,512	127.1600	95.37	144,199	1999	1999	0	0	0	56.00
3 M/H 94+ - 0% - 2022				Heated Area: 1512				HX Base Yr 2022			
BAS 2005											