



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 90		
Exterior Wall	05	AVERAGE 10		
Roof Structure	04	WOOD TRUSS 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 100		
Ceiling	02	F.NOT SUS 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures	7	100		
Frame	03	MASONRY 100		
Story Height	9	100		
RMS	8	100		
Stories	1.	1. 100		
Units	0	100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	7100	CHURCHES		
MAP NUM		MKT AREA	08	
NEIGHBORHOOD/LOC	8026	00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,292	100	4,292	476,278
TOTALS	4,292		4,292	476,278

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
7101	04	4,292	92.4374	144.66	620,881	1990	1990	0	0	23.29	76.71	
1 CHURCH - 0% - 0												
Heated Area: 4292												
HX Base Yr												
450757 SR 200, CALLAHAN												
BLD DATE 09/04/2014 KK LGL DATE												
XF DATE												
INC DATE												
LAND DATE												
AG DATE												

NASSAU COUNTY PROPERTY				PAGE 1 of 1		6
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 6		Tax Dist:				
BUILDING MARKET VALUE				476,278		
TOTAL MARKET OB/XF VALUE				1,896		
TOTAL LAND VALUE - MARKET				62,280		
TOTAL MARKET VALUE				540,454		
SOH/AGL Deduction				204,159		
ASSESSED VALUE				336,295		
TOTAL EXEMPTION VALUE		02		336,295		
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				540,454		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				579,787		

EXTRA FEATURES										450757 SR 200, CALLAHAN				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	0	8	6	48.00	SF	30.00	30.00	100	1990	1990	3	20	288	
2	0810	CONCRETE A	0	0	0	0	162.00	SF	6.50	6.50	100	1990	1990	3	59.5	627	
3	0825	BRICK	0	0	8	2	16.00	SF	12.50	12.50	100	1990	1990	3	86	172	
4	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	2000	2000	3	52	809	

LAND DESCRIPTION										TOTAL OB/XF										1,896									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	007100	C	CHURCH	0	0004	OR	0.00	0.00	3.46	AC		1.00	1.00	1.00	18,000.00	18,000.00	62,280												