

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND										
Exterior Wall	20	FACE BRICK 100								0900	01	2,282	105.8400	132.30	301,909		1982	1987		0	0	25.80	74.20	VALUATION BY								
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 20% - 2021														Heated Area: 1906								
Roof Cover	03	COMP SHNGL 100																						HX Base Yr 2021								
Interior Wall	05	DRYWALL 100																														
Interior Floo	14	CARPET 80																														
Interior Floo	08	SHT VINYL 20																														
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		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA						08																							
NEIGHBORHOOD/LOC		8026.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,906	100	1,906	187,106																												
FGR	528	55	290	28,468																												
UST	192	45	86	8,442																												
TOTALS		2,626		2,282	224,016																											
EXTRA FEATURES										55126 THOMAS RD, 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	0811	CONCRETE B	0	20	60	16	960.00	SF	5.20	5.20	100	1982	1982	3	38	1,897																
2	0500	FP-PRE FAB	0	20	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803																
3	0811	CONCRETE B	0	20	0	0	2,207.00	SF	5.20	5.20	100	1985	1985	3	47	5,394																
TOTAL OB/XF 9,094																																
LAND DESCRIPTION																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000110	C	SFR RURAL	20	0005	OR	210.00	195.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000															
REVIEW DATE 10/08/2020 BY KB Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS																																