



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	PAGE 1 of 1 6																				
Exterior Wall	30	VINYL 100	0800	02	1,891	119.2000	89.40	169,055	2002	2005	0	0	0	44.00	56.00	VALUATION SUMMARY																			
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2004													Heated Area: 1891																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2004																			
Interior Wall	05	DRYWALL 100	BAS 2003													VALUATION BY										STANDARD									
Interior Floo	14	CARPET 80														Tax Group: 6										Tax Dist:									
Interior Floo	11	CLAY TILE 20														BUILDING MARKET VALUE										94,671									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										14,176									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										80,000									
Bedrooms		3 100														TOTAL MARKET VALUE										188,847									
Bathrooms		2 100														SOH/AGL Deduction										85,018									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										103,829									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Units		0 100														BASE TAXABLE VALUE										53,829									
			TOTAL JUST VALUE										188,847																						
			NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										186,224																						
Quality			03	Quality Level 03																															
DOR CODE			0200 MOBILE HOME																																
MAP NUM			MKT AREA										08																						
NEIGHBORHOOD/LOC			8026.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,891	100	1,891	94,671																															
TOTALS			1,891	1,891										94,671																					
EXTRA FEATURES			543591 US HWY 1, 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	0752	USP	0 100	25	8	200.00	SF	15.00	15.00	100	2003	2003	3	32	960																				
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010																				
3	0510	GARAGE WD-	0 100	18	20	360.00	SF	35.00	35.00	100	2016	2016	3	81	10,206																				
LAND DESCRIPTION																																			
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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000																		
REVIEW DATE 01/06/2023 BY KWA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS																																			