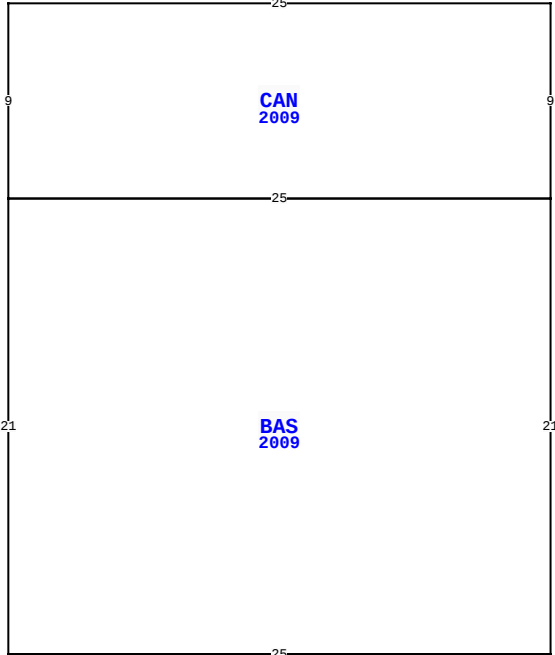


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	15	CONC BLOCK 100		8600	06	4,114	63.4480	15.23	62,656	1965	1965	0	0	0	50.00	50.00	VALUATION BY STANDARD																	
Roof Structur	04	WOOD TRUSS 100		1 BARNs - 0% - 0										Heated Area: 4114										HX Base Yr										
Roof Cover	12	MODULAR MT 100		34 BAS 1993 34																				BUILDING MARKET VALUE 111,446										
Interior Wall	01	MINIMUM 100																						TOTAL MARKET OB/XF VALUE 67,638										
Interior Floo	01	NONE 50																						TOTAL LAND VALUE - MARKET 54,000										
Interior Floo	03	CONC FINSH 50																						TOTAL MARKET VALUE 233,084										
Ceiling	04	NONE 100																						SOH/AGL Deduction 31,918										
Air Condition	01	NONE 100																						ASSESSED VALUE 201,166										
Heating Type	01	NONE 100																						TOTAL EXEMPTION VALUE 05 201,166										
Plumbing	0	100																						BASE TAXABLE VALUE 0										
Frame	03	MASONRY 100																						TOTAL JUST VALUE 233,084										
Story Height		8 100																						NCON VALUE 0										
RMS		1 100		INCOME VALUE																														
Stories	1.	1. 100		PREVIOUS YEAR MKT VALUE 237,766																														
Class	00	. 100																																
Units		0 100																																
BUD8 Adjustme	06	DIST 1D 100																																
Occupancy	00	NONE 100																																
Quality	03	Quality Level 03																																
DOR CODE	8700		STATE																															
MAP NUM		MKT AREA		08																														
NEIGHBORHOOD/LOC	8026.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	4,114	100	4,114	31,328																														
TOTALS	4,114		4,114	31,328																														
EXTRA FEATURES					543378 US HWY 1, CALLAHAN										BLD DATE 07/22/2020					KK					LGL DATE									
															XF DATE 07/22/2020					KK					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	0803	ASPHALT C	0	0	118	25	2,950.00	SF	2.00	2.00	100	1989	1989	3	50	2,950																		
2	0402	CONC BUMPE	0	0	0	0	8.00	UT	25.00	25.00	100	1989	1989	3	66	132																		
3	0803	ASPHALT C	0	0	75	25	1,875.00	SF	2.00	2.00	100	1989	1989	3	50	1,875																		
4	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	1989	1989	3	66	50																		
5	0811	CONCRETE B	0	0	0	0	520.00	SF	4.16	4.16	100	1989	1989	3	57	1,233																		
6	0940	SHEDS/PORT	0	0	23	6	138.00	SF	18.00	18.00	100	1989	1989	3	20	994																		
7	0680	POLE SHED	0	0	105	9	945.00	SF	6.00	6.00	100	2018	2018	3	87	9,866																		
8	0940	SHEDS/PORT	0	0	15	10	150.00	SF	33.00	33.00	100	2009	2009	3	40	1,980																		
9	0803	ASPHALT C	0	0	0	0	1,733.00	SF	2.00	2.00	100	1989	1989	3	50	1,733																		
10	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	100	1989	1989	3	26	146																		
LAND DESCRIPTION										TOTAL OB/XF 20,959																								
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	008700	C	STATE	0		GPU	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000																	
													</																					

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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	25	MOD METAL 100			4807	06	593	77.7269	35.56	21,087	2009	2009	0	0	0	50.00	50.00	STANDARD																						
Roof Structur	10	STEEL FRME 100			4 PREFAB MTL - 0% - 0												Heated Area: 525												HX Base Yr											
Roof Cover	12	MODULAR MT 100																																						
Interior Wall	01	MINIMUM 100																																						
Interior Floo	03	CONC FINSH 100																																						
Ceiling	04	NONE 100																																						
Air Condition	01	NONE 100																																						
Heating Type	01	NONE 100																																						
Plumbing		2 100																																						
Frame	05	STEEL 100																																						
Story Height		8 100																																						
RMS		2 100																																						
Stories	1.	1. 100																																						
Class	00	. 100																																						
Units		0 100																																						
Occupancy	00	NONE 100																																						
Quality		03	Quality Level 03																																					
DOR CODE		8700			STATE																																			
MAP NUM					MKT AREA																			08																
NEIGHBORHOOD/LOC		8026.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	525	100	525	9,335																																				
CAN	225	30	68	1,209																																				
TOTALS		750		593	10,544																																			
EXTRA FEATURES					543378 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					
21	0423	CL FNC 5'	0	0	0	0	46.00	LF	6.85	6.85	100	1989	1989	3	26	82																								
22	0810	CONCRETE A	0	0	16	10	160.00	SF	6.50	6.50	100	1989	1989	3	57	593																								
23	0803	ASPHALT C	0	0	600	16	9,600.00	SF	2.00	2.00	100	1990	1990	3	50	9,600																								
LAND DESCRIPTION																																								
TOTAL OB/XF 10,275																																								
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																
REVIEW DATE 07/22/2020 BY KK Total Acres: 3.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/06/2024 BY SYS																																								

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