



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 3																										
Exterior Wall	05	AVERAGE 70	0100	01	2,383	82.6140	78.48	187,018	1949	1980	0	0	0	19.05	80.95	VALUATION SUMMARY																									
Exterior Wall	15	CONC BLOCK 30	1 SINGLE FAM - 0% - 0													Heated Area: 2065													HX Base Yr												
Roof Structure	03	GABLE/HIP 100														VALUATION BY													STANDARD												
Roof Cover	01	MINIMUM 60														Tax Group: 6													Tax Dist:												
Roof Cover	03	COMP SHNGL 40														BUILDING MARKET VALUE													212,321												
Interior Wall	02	WALL BD/WD 100														TOTAL MARKET OB/XF VALUE													12,411												
Interior Floor	09	PINE WOOD 100														TOTAL LAND VALUE - MARKET													287,000												
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE													267,317												
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction													57,469												
Bedrooms	3	100														ASSESSED VALUE													209,848												
Bathrooms	2	100														TOTAL EXEMPTION VALUE													HX HB 43,176												
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE													166,672												
Stories	2.	2. 100	TOTAL JUST VALUE													511,732																									
Units	0	100	NCON VALUE													0																									
BUD8 Adjustme	06	DIST 1D 100	INCOME VALUE																																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE													502,991																									
Quality	03	Quality Level 03																																							
DOR CODE	5000		IMPROVED AG																																						
MAP NUM			MKT AREA		08																																				
NEIGHBORHOOD/LOC	8026.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	886	100	886	56,287																																					
BAS	144	100	144	9,148																																					
BAS	435	100	435	27,636																																					
FOP	196	30	59	3,748																																					
FOP	36	30	11	699																																					
FOP	174	30	52	3,304																																					
FUS	600	100	600	38,118																																					
PTO	144	5	7	444																																					
UGR	342	45	154	9,784																																					
UOP	176	20	35	2,224																																					
TOTALS	3,133		2,383	151,391																																					
EXTRA FEATURES					543109 US HWY 1, CALLAHAN										BLD DATE					LGL DATE					05/19/2023					MLU											
															XF DATE					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	0811	CONCRETE B	0	100	26	26	676.00	SF	5.20	5.20	100	1983	1983	3	41	1,441																									
2	0812	CONCRETE C	0	100	0	0	2,073.00	SF	4.00	4.00	100	1990	1990	3	59.5	4,934																									
3	0940	SHEDS/PORT	0	100	12	16	192.00	SF	18.30	18.30	100	2004	2004	3	22	773																									
4	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1985	1985	3	20	1,200																									
5	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1985	1985	3	20	480																									
6	0940	SHEDS/PORT	0	100	11	14	154.00	SF	30.00	30.00	100	1998	1998	3	20	924																									
7	0940	SHEDS/PORT	0	100	11	14	154.00	SF	30.00	30.00	100	1998	1998	3	20	924																									
8	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	1990	1990	3	20	800																									
9	0462	ST/AL FNC	0	100	0	0	334.00	SF	10.00	10.00	100	2000	2000	3	28	935																									
LAND DESCRIPTION					TOTAL OB/XF										12,411																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																								
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	555.00	555.00	2,775																								
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	370.00	370.00	4,810																								
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	252,000																								
REVIEW DATE 06/11/2020 BY KBA Total Acres: 19.00 Total Land Value: 42,585 Market: 252,000 Agricultural: 7,585 Common: 35,000 PRINTED 08/06/2024 BY SYS																																									

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CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 3																													
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Exterior Wall	05	AVERAGE 100								0100	01	1,200	67.0000	63.65	76,380	1945	1945	0	0	0	26.75	73.25	VALUATION BY																										
Roof Structur	03	GABLE/HIP 100								2 SINGLE FAM - 100% - 0										Heated Area: 1200										HX Base Yr																			
Roof Cover	01	MINIMUM 100								BAS 1993 BAS 1993																				Tax Group: 6										Tax Dist:									
Interior Wall	01	MINIMUM 100																		BUILDING MARKET VALUE										212,321																			
Interior Floo	03	CONC FINSH 100																		TOTAL MARKET OB/XF VALUE										12,411																			
Air Condition	01	NONE 100																		TOTAL LAND VALUE - MARKET										287,000																			
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[illegible]