



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	20	FACE BRICK 100	0900	01	1,391	106.4000	133.00	185,003	1987	1992	0	0	0	23.05	76.95	VALUATION BY STANDARD																			
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2013													Heated Area: 1242																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2013																			
Interior Wall	05	DRYWALL 80														VALUATION SUMMARY																			
Interior Wall	04	PLYWOOD 20														BUILDING MARKET VALUE										142,360									
Interior Floo	14	CARPET 80														TOTAL MARKET OB/XF VALUE										12,057									
Interior Floo	08	SHT VINYL 20														TOTAL LAND VALUE - MARKET										43,400									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										197,817									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										111,565									
Bedrooms	3	100														ASSESSED VALUE										86,252									
Bathrooms	2	100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE										36,252									
Stories	1.	1. 100														TOTAL JUST VALUE										197,817									
Units	0	100	NCON VALUE										0																						
Occupancy	00	NONE 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE 192,108																						
Quality			02	Quality Level 02																															
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	1,242	100	1,242	127,111																															
FEP	140	80	112	11,462																															
UOP	64	20	13	1,330																															
UOP	121	20	24	2,456																															
TOTALS			1,567	1,391	142,360																														
EXTRA FEATURES			45172 JONES WAY, 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	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50	100	1987	1987	3	52	203																				
2	0810	CONCRETE A	0 100	17	3	51.00	SF	6.50	6.50	100	1987	1987	3	52	172																				
3	0511	GARAGE CB-	0 100	24	26	624.00	SF	20.00	20.00	100	1987	1987	3	52	6,490																				
4	0681	POLE SHED	0 100	18	19	342.00	SF	15.00	15.00	100	1927	1927	3	20	1,026																				
5	0940	SHEDS/PORT	0 100	9	19	171.00	SF	30.00	30.00	100	1927	1927	3	20	1,026																				
6	0940	SHEDS/PORT	0 100	9	16	144.00	SF	30.00	30.00	100	1987	1987	3	20	864																				
7	0810	CONCRETE A	0 100	16	4	64.00	SF	6.50	6.50	100	1987	1987	3	52	216																				
8	0811	CONCRETE B	0 100	0	0	762.00	SF	5.20	5.20	100	1987	1987	3	52	2,060																				
TOTAL OB/XF 12,057																																			
LAND DESCRIPTION																																			
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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.24	AC		1.00	1.00	1.00	35,000.00	35,000.00	43,400																		
REVIEW DATE 02/01/2022 BY KBA Total Acres: 1.24 Total Land Value: 43,400 Market: 0 Agricultural: 0 Common: 43,400 PRINTED 08/06/2024 BY SYS																																			