



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	19	COMMON BRK 100	0900	01	2,455	122.9760	153.72	377,383	1970	1970	0	0	0	36.50	63.50	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0													Heated Area: 1934 HX Base Yr										
Roof Cover	03	COMP SHNGL 100																								
Interior Wall	05	DRYWALL 90																								
Interior Wall	04	PLYWOOD 10																								
Interior Floo	08	SHT VINYL 90																								
Interior Floo	14	CARPET 10																								
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	04	Quality Level 04																								
DOR CODE	0100	SINGLE FAMILY																								
MAP NUM		MKT AREA														08										
NEIGHBORHOOD/LOC	8001.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,934	100	1,934	188,782																						
FCP	484	25	121	11,811																						
FEP	440	80	352	34,359																						
FOP	160	30	48	4,686																						
TOTALS	3,018		2,455	239,638																						
EXTRA FEATURES			614957 RIVER 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	100	0	0	1,794.00	SF	5.20	5.20	100	1980	1980	3	32.5	3,032										
2	0510	GARAGE WD-	0	100	18	18	324.00	SF	35.00	35.00	100	1980	1980	3	20	2,268										
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628										
4	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1980	1980	3	20	720										
5	0861	POOL GUNIT	0	100	19	31	589.00	SF	85.00	85.00	100	1980	1980	3	20	10,013										
6	0845	KOOL DECK	0	100	0	0	923.00	SF	7.25	7.25	100	1980	1980	3	32.5	2,175										
7	0940	SHEDS/PORT	0	100	7	13	91.00	SF	30.00	30.00	100	1980	1980	3	20	546										
8	0350	CARPORT WD	0	0	10	12	120.00	SF	13.00	13.00	100	1980	1980	3	20	312										
9	0811	CONCRETE B	0	100	0	0	510.00	SF	5.20	5.20	100	1990	1990	3	59.5	1,578										
10	0810	CONCRETE A	0	0	0	0	560.00	SF	4.88	4.88	100	1990	1990	3	59.5	1,624										
LAND DESCRIPTION			TOTAL OB/XF													23,896										
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	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	0.70	30,000.00	21,000.00	42,000									
REVIEW DATE 08/05/2021 BY TWA Total Acres: 2.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 08/06/2024 BY SYS																										

[illegible]

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ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY																			
																									VALUATION BY										STANDARD									
																									Tax Group: 6										Tax Dist:									
																									BUILDING MARKET VALUE										258,152									
																									TOTAL MARKET OB/XF VALUE										35,850									
																									TOTAL LAND VALUE - MARKET										42,000									
																									TOTAL MARKET VALUE										336,002									
																									SOH/AGL Deduction										178,653									
																									ASSESSED VALUE										157,349									
																									TOTAL EXEMPTION VALUE										HX HB 50,000									
																									BASE TAXABLE VALUE										107,349									
																									TOTAL JUST VALUE										336,002									
																									NCON VALUE										0									
																									INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										325,838									