



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	30	VINYL 100	0800	02	2,052	151.8400	113.88	233,682	2015	2015	0	0	0	20.00	80.00	VALUATION BY					STANDARD											
Roof Structure	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2019										Heated Area: 2052					HX Base Yr 2019					Tax Group: 6					Tax Dist:				
Roof Cover	03	COMP SHNGL 100	27 76 27 76 BAS 2015														BUILDING MARKET VALUE					186,946										
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE					27,200										
Interior Floor	14	CARPET 70															TOTAL LAND VALUE - MARKET					199,575										
Interior Floor	08	SHT VINYL 30															TOTAL MARKET VALUE					413,721										
Air Condition	03	CENTRAL 100															SOH/AGL Deduction					202,002										
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE					211,719										
Bedrooms		4 100															TOTAL EXEMPTION VALUE					50,000										
Bathrooms		3 100															BASE TAXABLE VALUE					161,719										
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE					413,721										
Stories	0	0 100															NCON VALUE					0										
Units	0	0 100															INCOME VALUE															
Quality		06	Quality Level 06					PREVIOUS YEAR MKT VALUE										413,242														
DOR CODE		0200	MOBILE HOME																													
MAP NUM			MKT AREA			08																										
NEIGHBORHOOD/LOC		8001.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,052	100	2,052	186,946																												
TOTALS		2,052		2,052	186,946																											
EXTRA FEATURES										61590 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	0350	CARPORT WD	0 100	12	10	120.00	SF	13.00	13.00	100	2008	2008	3	35	546																	
2	1243	WD DECK F	0 100	12	12	144.00	SF	8.00	8.00	100	2015	2015	3	70	806																	
3	1243	WD DECK F	0 100	28	12	336.00	SF	8.00	8.00	100	2015	2015	3	70	1,882																	
4	0680	POLE SHED	0 100	30	38	1,140.00	SF	10.00	10.00	100	2017	2017	3	84	9,576																	
5	0811	CONCRETE B	0 100	0	0	900.00	SF	5.20	5.20	100	2019	2019	3	98	4,586																	
6	0351	CARPORT MT	0 100	38	30	1,140.00	SF	10.00	10.00	100	2019	2019	3	86	9,804																	
LAND DESCRIPTION										TOTAL OB/XF										27,200												
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	13.11	AC		1.00	1.00	1.00	15,000.00	15,000.00	196,650															
2	009530	C	POND	100		OR	0.00	0.00	1.17	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,925															
REVIEW DATE		08/05/2021		BY		TWA		Total Acres: 14.28		Total Land Value: 199,575		Market: 0		Agricultural: 0		Common: 199,575		PRINTED 08/06/2024 BY SYS														