



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													
Exterior Wall	20	FACE BRICK 100	0900	01	1,830	115.9000	144.88	265,130	1982	1987	0	0	25.80	74.20	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0												Heated Area: 1390													
Roof Cover	03	COMP SHNGL 100													HX Base Yr													
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 70																										
Interior Floo	11	CLAY TILE 30																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
Bathrooms		2 100																										
Frame	02	WOOD FRAME 100																										
Stories		1. 100																										
Units		0 100																										
BUD8 Adjustme	06	DIST 1D 100																										
Occupancy	00	NONE 100																										
Quality			03	Quality Level 03																								
DOR CODE			0100 SINGLE FAMILY																									
MAP NUM																		MKT AREA			08							
NEIGHBORHOOD/LOC			8005.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	200	100	200	21,500																								
FGR	440	55	242	26,015																								
FOP	200	30	60	6,450																								
FST	120	55	66	7,095																								
SFB	1,488	80	1,190	127,926																								
UST	160	45	72	7,740																								
TOTALS			2,608	1,830	196,726																							
EXTRA FEATURES			43196 DANSON LN, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803												
2	0810	CONCRETE A	0	100	0	0	1,129.00	SF	6.50	6.50	100	1982	1982	3	38	2,789												
3	0680	POLE SHED	0	100	0	0	912.00	SF	10.00	10.00	100	1982	1982	3	20	1,824												
4	0510	GARAGE WD-	0	100	20	24	480.00	SF	35.00	35.00	100	1982	1982	3	20	3,360												
5	0861	POOL GUNIT	0	100	17	35	595.00	SF	85.00	85.00	100	1989	1989	3	20	10,115												
6	0845	KOOL DECK	0	100	0	0	660.00	SF	7.25	7.25	100	1989	1989	3	57	2,727												
7	0940	SHEDS/PORT	0	100	12	8	96.00	SF	19.50	19.50	100	1995	1995	3	20	374												
8	0351	CARPORT MT	0	100	24	12	288.00	SF	4.00	4.00	100	1995	1995	3	20	230												
TOTAL OB/XF 23,222																												
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	0007	OR	0.00	0.00	2.89	AC		1.00	1.00	1.00	35,000.00	35,000.00	101,150											
REVIEW DATE 11/21/2022 BY KBA Total Acres: 2.89 Total Land Value: 101,150 Market: 0 Agricultural: 0 Common: 101,150 PRINTED 08/06/2024 BY SYS																												