



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	2,469	134.2000	100.65	248,505	2017	2017	0	0	0	10.00	90.00	VALUATION BY		STANDARD																										
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ - 0% - 0										Heated Area: 2280										Tax Group: 6				Tax Dist:																	
Roof Cover	12	MODULAR MT 100											HX Base Yr										BUILDING MARKET VALUE				223,654																	
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE				17,241																											
Interior Floo	08	SHT VINYL 50											TOTAL LAND VALUE - MARKET				113,750																											
Interior Floo	14	CARPET 50											TOTAL MARKET VALUE				276,357																											
Air Condition	03	CENTRAL 100											SOH/AGL Deduction				72,680																											
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE				203,677																											
Bedrooms		4 100											TOTAL EXEMPTION VALUE				0																											
Bathrooms		2 100											BASE TAXABLE VALUE				203,677																											
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE				354,645																											
Stories	1.	1. 100											NCON VALUE				0																											
Units		0 100											INCOME VALUE																															
Quality	04	Quality Level 04											PREVIOUS YEAR MKT VALUE												336,085																			
DOR CODE	5000	IMPROVED AG																																										
MAP NUM			MKT AREA		08																																							
NEIGHBORHOOD/LOC	8001.00																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	2,280	100	2,280	206,534																																								
UOP	364	25	91	8,243																																								
UOP	392	25	98	8,878																																								
TOTALS	3,036		2,469	223,654																																								
EXTRA FEATURES					44275 MARY SAULS CIR, 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	0510	GARAGE WD-	0	0	21	20	420.00	SF	26.95	26.95	100	1942	1942	3	20	2,264																												
2	0511	GARAGE CB-	0	0	48	16	768.00	SF	40.00	40.00	100	1945	1945	3	20	6,144																												
3	0200	BARN WD 0-	0	0	40	26	1,040.00	SF	20.00	20.00	100	1931	1931	3	20	4,160																												
4	0681	POLE SHED	0	0	48	20	960.00	SF	15.00	15.00	100	1950	1950	3	20	2,880																												
5	0681	POLE SHED	0	0	36	8	288.00	SF	15.00	15.00	100	1950	1950	3	20	864																												
6	0681	POLE SHED	0	0	17	12	204.00	SF	15.00	15.00	100	1945	1945	3	20	612																												
7	0200	BARN WD 0-	0	0	12	11	132.00	SF	12.00	12.00	100	1945	1945	3	20	317																												
TOTAL OB/XF																	17,241																											
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	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																											
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	370.00	370.00	462																											
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	2.25	AC		1.00	1.00	1.00	35,000.00	35,000.00	78,750																											
REVIEW DATE					02/14/2024					BY KBA					Total Acres: 2.25					Total Land Value: 35,462					Market: 78,750					Agricultural: 462					Common: 35,000					PRINTED 08/06/2024 BY SYS				