

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		6							
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		25	MOD METAL 100		2501		04	1,200	79.2960	68.00	81,600	1994	1994		0	0	32.00	68.00	VALUATION BY										STANDARD										
Roof Structur		10	STEEL FRME 100		1 SERV SHOP - 0% - 0										Heated Area: 1200					HX Base Yr					Tax Group: 6										Tax Dist:				
Roof Cover		12	MODULAR MT 100		30 40 30 BAS 1994																				BUILDING MARKET VALUE										55,488				
Interior Wall		01	MINIMUM 100																						TOTAL MARKET OB/XF VALUE										39,776				
Interior Floo		03	CONC FINSH 100																						TOTAL LAND VALUE - MARKET										73,935				
Ceiling		04	NONE 100																						TOTAL MARKET VALUE										169,199				
Air Condition		01	NONE 100																						SOH/AGL Deduction										215				
Heating Type		01	NONE 100																						ASSESSED VALUE										168,984				
Fixtures			2 100																						TOTAL EXEMPTION VALUE										0				
Frame		05	STEEL 100																						BASE TAXABLE VALUE										168,984				
Story Height			20 100																						TOTAL JUST VALUE										169,199				
RMS			1 100																						NCON VALUE										0				
Stories		1.	1. 100												INCOME VALUE																								
Units			0 100												PREVIOUS YEAR MKT VALUE										173,861														
Occupancy		00	OWNER OCC 100																																				
Quality		03	Quality Level 03																																				
DOR CODE		2500	REPAIR SERVICE																																				
MAP NUM			MKT AREA												08																								
NEIGHBORHOOD/LOC		1290	100																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,200	100	1,200	55,488																																			
TOTALS		1,200		1,200	55,488												BLD DATE		02/07/2020		KKA	LGL DATE		02/07/2020		KKA	02/07/2020		KKA										
EXTRA FEATURES		541456 US HWY 1, CALLAHAN				XF DATE		02/07/2020		KKA		LGL DATE		02/07/2020		KKA																							
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	0803	ASPHALT C	0	0	0	0			4,631.00	SF	2.00			2.00	100	1994	1994	3	50		4,631																		
2	0811	CONCRETE B	0	0	0	0			684.00	SF	5.20			5.20	100	1994	1994	3	68		2,419																		
3	0430	CL FNC 6B	0	0	0	0			905.00	LF	9.70			9.70	100	1994	1994	3	32		2,809																		
4	0463	FENCE GATE	0	0	0	0			3.00	UT	300.00			300.00	100	1994	1994	3	32		288																		
5	0811	CONCRETE B	0	0	0	0			984.00	SF	5.20			5.20	100	2002	2002	3	82		4,196																		
6	0803	ASPHALT C	0	0	0	0			24,174.00	SF	1.40			1.40	100	2004	2004	3	54		18,276																		
7	0812	CONCRETE C	0	0	0	0			1,628.00	SF	4.00			4.00	100	2005	2005	3	86		5,600																		
8	6001	ROLLUP DR	0	0	0	0			2.00	UT	400.00			400.00	100	1994	1994	3	20		160																		
9	0978	SECURTY LT	0	0	0	0			3.00	UT	450.00			450.00	100	1994	1994	3	36		486																		
10	0972	ST LGHT UN	0	0	0	0			1.00	UT	2,530.00			2,530.00	100	1994	1994	3	36		911																		
LAND DESCRIPTION										TOTAL OB/XF										39,776																			
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	002500	C	SRVC SHOPS		0	0004	CG	0.00	0.00	58,800.00	SF		1.00	1.00	1.00	1.25	1.25	73,500																					
2	009630	C	SWAMP		0		CG	0.00	0.00	0.87	AC		1.00	1.00	1.00	500.00	500.00	435																					
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