



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	20	FACE BRICK 100	0900	01	2,770	92.4480	115.56	320,101	1990	1995	0	0	0	21.00	79.00	VALUATION BY												
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0												Heated Area: 2328													
Roof Cover	12	MODULAR MT 100													HX Base Yr													
Interior Wall	05	DRYWALL 100																										
Interior Floor	14	CARPET 80																										
Interior Floor	08	SHT VINYL 20																										
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																										
Occupancy	00	NONE 100																										
Quality															01	Quality Level 01												STANDARD
DOR CODE			5000	IMPROVED AG												Tax Group: 4												
MAP NUM				MKT AREA			05	Tax Dist:										252,880										
NEIGHBORHOOD/LOC			5001.00													TOTAL MARKET OB/XF VALUE												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE													TOTAL LAND VALUE - MARKET											
BAS	2,034	100	2,034	185,689													313,516											
BAS	294	100	294	26,840													SOH/AGL Deduction											
FGR	462	55	254	23,188													64,063											
FOP	356	30	107	9,768													ASSESSED VALUE											
FST	147	55	81	7,394													249,453											
TOTALS			3,293		2,770	252,880													TOTAL EXEMPTION VALUE									
EXTRA FEATURES			56126 BOGGY TRL, CALLAHAN												0													
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	BASE TAXABLE VALUE											
1	0511	GARAGE CB-	0	0	28	26			728.00	SF	40.00				17,326		249,453											
2	0940	SHEDS/PORT	0	0	12	8			96.00	SF	19.50				374		TOTAL JUST VALUE											
3	0500	FP-PRE FAB	0	0	0	0			1.00	UT	3,500.00				2,380		398,576											
4	0812	CONCRETE C	0	0	0	0			1,368.00	SF	4.00				3,256		NCON VALUE											
																	0											
																	INCOME VALUE											
																	PREVIOUS YEAR MKT VALUE											
																	389,144											
SALES DATA																												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE																				
2490/0786		8/24/2021		TD	U	I	11	100																				
GRANTOR: CRAWFORD FAMILY REVOC																												
GRANTEE: CRAWFORD PEGGY ANN																												
2476/0971		6/30/2021		TD	U	I	11	100																				
GRANTOR: CRAWFORD FAMILY REVOC																												
GRANTEE: CRAWFORD PEGGY ANN																												
BUILDING NOTES																												
BUILDING DIMENSIONS																												
BAS=[YR=1993] W22 BAS=[YR=2003] N8 W21 S14 E21 N6\$ S6 W39 S41 FOP=[YR=1993] S6 E61 N6 FGR=[YR=1993] N22 FST=[YR=1993] N7 W21 S7 E21\$ W21 S22 E21\$ W22 S1 W10 N1 W29\$ E29 S1 E10 N1 E1 N29 E21 N18\$.																												
LAND DESCRIPTION																												
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	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000											
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	3.46	AC		1.00	1.00	1.00	555.00	555.00	1,920											
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	190.00	190.00	380											
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	5.46	AC		1.00	1.00	1.00	16,000.00	16,000.00	87,360											
REVIEW DATE 08/05/2020 BY KBA Total Acres: 6.46 Total Land Value: 37,300 Market: 87,360 Agricultural: 2,300 Common: 35,000 PRINTED 08/06/2024 BY SYS																												