

PT OF SEC 37 IN OR 2382/393
BEING PAR A&B & PT OF SEC 37
PT OR 2172/1002

CALLAHAN COUNTRY RV RESORT LLC/
835 W HAMILTON ST, SUITE 800
ALLENTOWN, PA 18101

2024

37-1N-25-0000-0004-0010



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 4 6									
Exterior Wall	17	CB STUCCO 100	0303	04	5,232	94.4775	101.33	530,159	1971	1971	0	0	26.00	74.00	VALUATION BY STANDARD									
Roof Structur	04	WOOD TRUSS 100	2 CLUB HOUSE - 0% - 0												Heated Area: 4800 HX Base Yr									
Roof Cover	03	COMP SHNGL 100	12 CAN 1994 120 40 BAS 1993 120 40												VALUATION SUMMARY									
Interior Wall	04	PLYWOOD 90													Tax Group: 6 Tax Dist:									
Interior Wall	05	DRYWALL 10													BUILDING MARKET VALUE 392,318									
Interior Floo	14	CARPET 80													TOTAL MARKET OB/XF VALUE 401,802									
Interior Floo	15	HARDTILE 20													TOTAL LAND VALUE - MARKET 1,569,330									
Ceiling	02	F.NOT SUS 100													TOTAL MARKET VALUE 1,772,984									
Air Condition	03	CENTRAL 100													SOH/AGL Deduction 0									
Heating Type	04	AIR DUCTED 100													ASSESSED VALUE 1,772,984									
Fixtures	16	100													TOTAL EXEMPTION VALUE 0									
Frame	03	MASONRY 100													BASE TAXABLE VALUE 1,772,984									
Story Height	10	100	TOTAL JUST VALUE 2,363,450																					
RMS	5	100	NCON VALUE 0																					
Stories	1.	1. 100	INCOME VALUE																					
Units	0	0 100	PREVIOUS YEAR MKT VALUE 2,389,778																					
Occupancy	00	NONE 100																						
Quality	03	Quality Level 03																						
DOR CODE	5000	IMPROVED AG																						
MAP NUM		MKT AREA	08																					
NEIGHBORHOOD/LOC	8026.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	4,800	100	4,800	359,924																				
CAN	1,440	30	432	32,394																				
TOTALS	6,240		5,232	392,318																				
EXTRA FEATURES					54002 DEERFIELD COUNTRY CLUB 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	0812	CONCRETE C	0	0	0		3,241.00	SF 4.00	4.00	100	1985	1985	3	47	6,093									
2	0504	FP-ELECTRI	0	0	0		1.00	UT 2,000.00	2,000.00	100	1985	1985	3	58	1,160									
3	0427	CL FNC 10'	0	0	0		612.00	LF 13.51	13.51	100	1988	1988	3	25	2,067									
4	2501	GOLF CRS 1	0	0	0		9.00	UT 26,000.00	26,000.00	100	1975	1975	3	80	187,200									
5	0964	HALON SYST	0	0	9	3	27.00	SF 50.00	50.00	100	1995	1995	3	70	945									
6	0418	EXHST FAN	0	0	0		1.00	UT 400.00	400.00	100	1995	1995	3	20	80									
7	1126	CB/STC 8"	0	0	12	4	48.00	SF 8.00	8.00	100	1988	1988	3	54.5	209									
8	0463	FENCE GATE	0	0	0		1.00	UT 300.00	300.00	100	1995	1995	3	36	108									
9	0402	CONC BUMPE	0	0	0		25.00	UT 25.00	25.00	100	1985	1985	3	58	363									
10	0400	CONC CURB	0	0	0		319.00	LF 15.00	15.00	100	1985	1985	3	58	2,775									
LAND DESCRIPTION					TOTAL OB/XF 201,000																			
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	003600	C	CAMPS	0	0006	PUD	0.00	0.00	123.89	AC		1.00	1.00	1.00	7,000.00	7,000.00	867,230							
2	005401	A	TIMB2-1 SI	0	0006	PUD	0.00	0.00	140.42	AC		1.00	1.00	1.00	795.00	795.00	111,634							
3	009910	M	MKT.VAL.AG	0		PUD	0.00	0.00	140.42	AC		1.00	1.00	1.00	5,000.00	5,000.00	702,100							
REVIEW DATE 04/01/2022 BY KK Total Acres: 264.31 Total Land Value: 978,864 Market: 702,100 Agricultural: 111,634 Common: 867,230 PRINTED 08/06/2024 BY SYS																								

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