

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 90		0900	01	3,077	87.8508	109.81	337,885	1983	1990	0	0	0	23.39	76.61	VALUATION BY														
Exterior Wall		21	STONE 10		1 SNGL FAM - 100% - 1997										Heated Area: 2589										HX Base Yr 1997							
Roof Structur		03	GABLE/HIP 100												Tax Group: 6								Tax Dist:									
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE								258,854									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE								9,737									
Interior Floo		14	CARPET 60												TOTAL LAND VALUE - MARKET								73,260									
Interior Floo		11	CLAY TILE 40												TOTAL MARKET VALUE								341,851									
Air Condition		03	CENTRAL 100		SOH/AGL Deduction								169,405																			
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE								172,446																			
Bedrooms		3	100		TOTAL EXEMPTION VALUE								HX HB 50,000																			
Bathrooms		1	100		BASE TAXABLE VALUE								122,446																			
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE								341,851																			
Stories		1.	1. 100		NCON VALUE								0																			
Units		0	100		INCOME VALUE																											
BUD8 Adjustme		06	DIST 1D 100		PREVIOUS YEAR MKT VALUE								331,120																			
Occupancy		00	NONE 100																													
Quality		01	Quality Level 01																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA										08																			
NEIGHBORHOOD/LOC		8026.00																														
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																								
BAS		2,589		100		2,589		217,801																								
FGR		648		55		356		29,948																								
FOP		70		30		21		1,767																								
FOP		124		30		37		3,113																								
USP		248		30		74		6,225																								
TOTALS		3,679		3,077		258,854																										
EXTRA FEATURES		54290 ROY BOOTH RD, CALLAHAN								BLD DATE						LGL DATE																
										XF DATE						LAND DATE																
										INC DATE						AG DATE																
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	1983	1983	3	54	1,890																
2	0812	CONCRETE C	0	100	0	0	1,837.00	SF	4.00	4.00	100	1992	1992	3	64	4,703																
3	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	2005	2005	3	24	1,728																
4	0940	SHEDS/PORT	0	100	10	18	180.00	SF	30.00	30.00	100	2000	2000	3	20	1,080																
5	0681	POLE SHED	0	100	8	10	80.00	SF	15.00	15.00	100	2000	2000	3	28	336																
LAND DESCRIPTION										TOTAL OB/XF 9,737																						
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	0006	OR	0.00	0.00	4.07	AC		1.00	1.00	1.00	18,000.00	18,000.00	73,260															
REVIEW DATE 01/06/2023 BY KWA Total Acres: 4.07 Total Land Value: 73,260 Market: 0 Agricultural: 0 Common: 73,260 PRINTED 08/06/2024 BY SYS																																