

REVIEW DATE	10/30/2020	BY	KK	Total Acres:	65.42	Total Land Value:	139,883	Market:	136,500	Agricultural:	9,783	Common:	130,100	PRINTED 08/06/2024 BY SYS
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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	16	WD FR STUC 100		2703	06	13,838	63.0500	29.79	412,234	1950	1950	0	0	0	50.00	50.00	VALUATION BY						STANDARD												
Roof Structure	04	WOOD TRUSS 100		2 GARAGE - 0% - 0										Heated Area: 11608										HX Base Yr											
Roof Cover	01	MINIMUM 100																						Tax Group: 6						Tax Dist:					
Interior Wall	01	MINIMUM 50																						BUILDING MARKET VALUE						469,117					
Interior Wall	07	NONE 50																						TOTAL MARKET OB/XF VALUE						40,904					
Interior Floor	03	CONC FINSH 100																						TOTAL LAND VALUE - MARKET						266,600					
Ceiling	04	NONE 100																						TOTAL MARKET VALUE						649,904					
Air Condition	01	NONE 100																						SOH/AGL Deduction						166,487					
Heating Type	01	NONE 100																						ASSESSED VALUE						483,417					
Plumbing	01	4 100																						TOTAL EXEMPTION VALUE						HX HB 50,000					
Frame	02	WOOD FRAME 100																						BASE TAXABLE VALUE						433,417					
Story Height		15 100																						TOTAL JUST VALUE						776,621					
RMS		4 100																						NCON VALUE						0					
Stories	1.	1. 100																						INCOME VALUE											
Class	00	. 100																						PREVIOUS YEAR MKT VALUE						770,669					
Units		0 100																																	
BUD8 Adjustme	06	DIST 1D 100																																	
Occupancy	00	NONE 100																																	
Quality	03	Quality Level 03																																	
DOR CODE	1200		STORE/OFFICE/RESID																																
MAP NUM		MKT AREA		08																															
NEIGHBORHOOD/LOC	8002.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
AOF	1,864	185	3,448	51,358																															
AOF	744	185	1,376	20,496																															
BAS	9,000	100	9,000	134,055																															
CAN	48	30	14	209																															
TOTALS	11,656		13,838	206,117																															
EXTRA FEATURES				540127 US HWY 1, 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																		
11	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	1985	1985	3	20	780																			
12	0680	POLE SHED	0	0	0	0	3,354.00	SF	10.00	10.00	100	1997	1997	3	25	8,385																			
13	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1990	1990	3	27	203																			
14	0443	STK FNC 6'	0	0	0	0	200.00	LF	10.00	10.00	100	2001	2001	3	20	400																			
15	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	55	165																			
16	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	42	1,470																			
17	1076	TRELLIS A	0	100	18	10	180.00	SF	7.50	7.50	100	2003	2003	3	32	432																			
18	0351	CARPORT MT	0	100	28	20	560.00	SF	9.00	9.00	100	1990	1990	3	20	1,008																			
19	0940	SHEDS/PORT	0	100	16	10	160.00	SF	19.50	19.50	100	1985	1985	3	20	624																			
LAND DESCRIPTION										TOTAL OB/XF										13,467															
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											
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