



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
Exterior Wall	17	CB STUCCO	00	5,172	93.1209	145.73	753,716	1987	1987	0	0	0	17.65	82.35															
Exterior Wall	05	AVERAGE	20	1 CHURCH - 0% - 0												Heated Area: 4916													
Roof Structure	04	WOOD TRUSS	100													HX Base Yr													
Roof Cover	03	COMP SHNGL	100																										
Interior Wall	05	DRYWALL	100																										
Interior Floor	14	CARPET	90																										
Interior Floor	11	CLAY TILE	10																										
Ceiling	02	F.NOT SUS	100																										
Air Condition	03	CENTRAL	100																										
Heating Type	04	AIR DUCTED	100																										
Fixtures	9	100																											
Frame	03	MASONRY	100																										
Story Height	10	100																											
RMS	6	100																											
Stories	1.	1. 100																											
Units	0	100																											
BUD8 Adjustme	04	DIST 01	100																										
Occupancy	00	NONE	100																										
Quality	03	Quality Level	03																										
DOR CODE	7100	CHURCHES																											
MAP NUM			MKT AREA																										
NEIGHBORHOOD/LOC																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA																										
BAS	4,916	100	4,916																										
CAN	84	30	25																										
CAN	130	30	39																										
UST	480	40	192																										
TOTALS	5,610		5,172																										
EXTRA FEATURES										545866 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												
1	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1985	1985	3	20	384													
2	0812	CONCRETE C	0	0	0	0	1,021.00	SF	4.00	4.00	100	1987	1987	3	52	2,124													
3	0803	ASPHALT C	0	0	0	0	12,003.00	SF	1.20	1.20	100	1987	1987	3	50	7,202													
4	0811	CONCRETE B	0	0	0	0	640.00	SF	5.20	5.20	100	1995	1995	3	70	2,330													
5	0475	VF 4 SBPL	0	0	0	0	39.00	LF	14.00	14.00	100	2004	2004	3	64	349													
6	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	64	192													
LAND DESCRIPTION										TOTAL OB/XF										12,581									
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	007100	C	CHURCH	0	0004	CG	0.00	0.00	2.53	AC		1.00	1.00	1.00	23,000.00	23,000.00	58,190												
REVIEW DATE 02/25/2022 BY KK Total Acres: 2.53 Total Land Value: 58,190 Market: 0 Agricultural: 0 Common: 58,190 PRINTED 08/06/2024 BY SYS																													