



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	10	100
Frame	05	STEEL 100
Story Height		12 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8002.00	

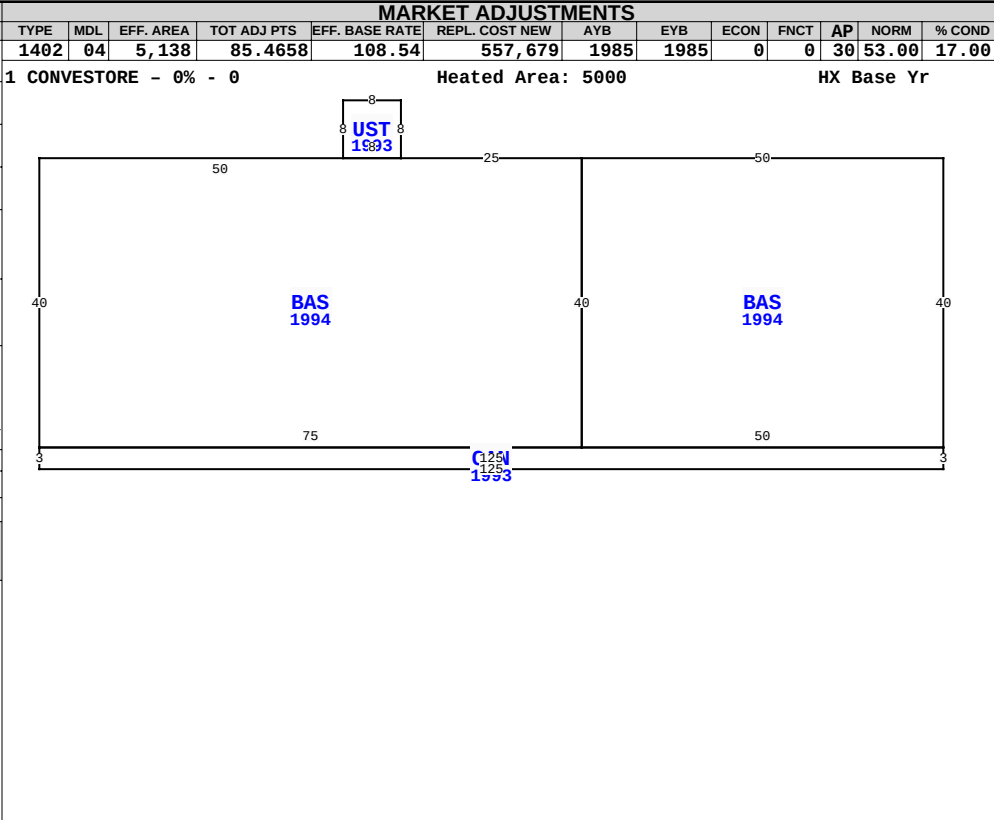
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2,000	36,904
BAS	3,000	100	3,000	55,355
CAN	375	30	112	2,067
UST	64	40	26	480
TOTALS	5,439		5,138	94,805

EXTRA FEATURES

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	0	8,652.00	SF	4.00	4.00	100	1985	1985	3	47	16,266	
2	1127	BRICK 8"	0	0	49	3	147.00	SF	11.00	11.00	100	1985	1985	3	81	1,310	
3	0424	CL FNC 6'	0	0	0	0	180.00	LF	20.00	20.00	100	1985	1985	3	22	792	
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1985	1985	3	22	132	
5	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	1985	1985	3	100	800	
6	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2007	2007	3	100	400	
7	6001	ROLLUP DR	0	0	10	10	1.00	UT	400.00	400.00	100	1985	1985	3	20	80	
8	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2007	2007	3	31	124	
9	0802	ASPHALT B	0	0	0	0	2,171.00	SF	2.40	2.40	100	2007	2007	3	60	3,126	
10	4310	CANOPIES F	0	0	53	48	2,544.00	UT	22.75	22.75	100	2007	2007	3	20	11,575	

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	001610	C	SH CTR NHD	0	0004	CN	0.00	0.00	30,315.31	SF		1.00	1.00	1.00	2.00	2.00	60,631							



BLD DATE	02/12/2019	KK	LGL DATE	
XF DATE	02/12/2019		LAND DATE	02/12/2019
INC DATE			AG DATE	

450537 SR 200, 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	0	8,652.00	SF	4.00	4.00	100	1985	1985	3	47	16,266	
2	1127	BRICK 8"	0	0	49	3	147.00	SF	11.00	11.00	100	1985	1985	3	81	1,310	
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5	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	1985	1985	3	100	800	
6	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2007	2007	3	100	400	
7	6001	ROLLUP DR	0	0	10	10	1.00	UT	400.00	400.00	100	1985	1985	3	20	80	
8	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2007	2007	3	31	124	
9	0802	ASPHALT B	0	0	0	0	2,171.00	SF	2.40	2.40	100	2007	2007	3	60	3,126	
10	4310	CANOPIES F	0	0	53	48	2,544.00	UT	22.75	22.75	100	2007	2007	3	20	11,575	

TOTAL OB/XF 34,605

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	001610	C	SH CTR NHD	0	0004	CN	0.00	0.00	30,315.31	SF		1.00	1.00	1.00	2.00	2.00	60,631							

NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		151,526
TOTAL MARKET OB/XF VALUE		36,207
TOTAL LAND VALUE - MARKET		60,631
TOTAL MARKET VALUE		248,364
SOH/AGL Deduction		0
ASSESSED VALUE		248,364
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		248,364
TOTAL JUST VALUE		248,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1994] W50 BAS=[YR=1994] W25 UST=[YR=1993] N8 W8 S8
E8\$ W50 S40 CAN=[YR=1993] S3 E125 N3 W125\$ E75 N40\$ S40 E50
N40\$.



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structur	10	STEEL FRME 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	01	MINIMUM 100		
Interior Floo	03	CONC FINSH 100		
Ceiling	04	NONE 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures	05	0 100		
Frame		STEEL 100		
Story Height	1.	13 100		
RMS		2 100		
Stories	00	1. 100		
Units		0 100		
BUD8 Adjustme	00	DIST 01 100		
Occupancy		NONE 100		
Quality	03	Quality Level 03		
DOR CODE	1600	COMMUNITY SHOPPING		
MAP NUM			MKT AREA	08
NEIGHBORHOOD/LOC	8002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	775	100	775	34,805
SFB	120	80	96	4,312
USP	231	40	92	4,132
UST	750	40	300	13,473
TOTALS	1,876		1,263	56,721

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1602	04	1,263	74.9700	79.84	100,838	1988	1988	0	0	0	43.75	56.25	
2 NBHD SHOP - 0% - 0													
Heated Area: 871													
HX Base Yr													
TOTALS	1,876		1,263	56,721									

NASSAU COUNTY PROPERTY					PAGE 2 of 2		6
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TOTAL JUST VALUE				248,364			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				253,714			