



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 2 6																																
Exterior Wall	05	AVERAGE 100	0800	02	1,984	117.2000	87.90	174,394	2004	2004	0	0	0	46.00	54.00	VALUATION SUMMARY																															
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2005													Heated Area: 1984										HX Base Yr 2005																					
Roof Cover	03	COMP SHNGL 100	BAS 2004																									VALUATION BY										STANDARD									
Interior Wall	05	DRYWALL 100																										Tax Group: 6										Tax Dist:									
Interior Floo	14	CARPET 80																										BUILDING MARKET VALUE										219,153									
Interior Floo	08	SHT VINYL 20																										TOTAL MARKET OB/XF VALUE										44,601									
Air Condition	03	CENTRAL 100																										TOTAL LAND VALUE - MARKET										322,000									
Heating Type	04	AIR DUCTED 100																										TOTAL MARKET VALUE										339,514									
Bedrooms		3 100																										SOH/AGL Deduction										65,365									
Bathrooms		2 100																										ASSESSED VALUE										274,149									
Frame	02	WOOD FRAME 100																										TOTAL EXEMPTION VALUE										HX HB 50,000									
Stories	1.	1. 100																										BASE TAXABLE VALUE										224,149									
Units		0 100	TOTAL JUST VALUE										585,754																																		
			NCON VALUE										0																																		
			INCOME VALUE																																												
			PREVIOUS YEAR MKT VALUE										571,758																																		
Quality			03	Quality Level 03																																											
DOR CODE			5000IMPROVED 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	1,984	100	1,984	94,173																																											
TOTALS			1,984	1,984	94,173																																										
EXTRA FEATURES			55001 FAMILY CT, CALLAHAN													BLD DATE		LGL DATE		05/19/2023		MLU																									
																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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2005	2005	3	100	6,000																															
2	0940	SHEDS/PORT	0	0	8	10	80.00	SF	21.30	21.30	100	2005	2005	3	24	409																															
3	0204	BARN MTL 1	0	100	36	36	1,296.00	SF	16.00	16.00	100	2010	2010	3	60	12,442																															
4	0204	BARN MTL 1	0	100	48	49	2,352.00	SF	16.00	16.00	100	2011	2011	3	64	24,084																															
5	0810	CONCRETE A	0	100	12	24	288.00	SF	6.50	6.50	100	2008	2008	3	89	1,666																															
LAND DESCRIPTION			TOTAL OB/XF													44,601																															
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	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																														
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	370.00	370.00	4,810																														
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	190.00	190.00	950																														
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	252,000																														
5	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																														
REVIEW DATE 06/10/2021 BY KBA Total Acres: 20.00 Total Land Value: 75,760 Market: 252,000 Agricultural: 5,760 Common: 70,000 PRINTED 08/06/2024 BY SYS																																															

CARTER JAMES E & CATHY M
55001 FAMILY COURT
CALLAHAN, FL 32011

2024

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