



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		25	MOD METAL 70		8800	04	5,356	66.3714	26.55	142,202	2020	2020	0	0	0	5.00	95.00	VALUATION BY		STANDARD												
Exterior Wall		21	STONE 30		1 STABLES - 0% - 2024										Heated Area: 5280					HX Base Yr							Tax Group: 6		Tax Dist:			
Roof Structure		04	WOOD TRUSS 100		132 40 77 55 21 12 21 12 BAS 2021 CAN 2021														BUILDING MARKET VALUE				177,995									
Roof Cover		12	MODULAR MT 100																TOTAL MARKET OB/XF VALUE				39,944									
Interior Wall		04	PLYWOOD 50																TOTAL LAND VALUE - MARKET				219,300									
Interior Wall		06	CUST PANEL 50																TOTAL MARKET VALUE				223,543									
Interior Floor		01	NONE 60																SOH/AGL Deduction				0									
Interior Floor		03	CONC FINSH 40																ASSESSED VALUE				223,543									
Air Condition		01	NONE 100																TOTAL EXEMPTION VALUE				0									
Heating Type		01	NONE 100																BASE TAXABLE VALUE				223,543									
Fixtures		5	100																TOTAL JUST VALUE				437,239									
Frame		02	WOOD FRAME 100																NCON VALUE				217,939									
Story Height		0	100		INCOME VALUE																											
RMS		2	100		PREVIOUS YEAR MKT VALUE				80,000																							
Stories		1.	1. 100		BAS 3036 + FUS 1189 = 4225 HTD/ FCP 406																											
Units		0	100																GREEN + SILVER CRPTS (HORSE COVERS) IN FIELDS BY R													
Quality		03	Quality Level 03																													
DOR CODE		6000	PASTURELAND 1																													
MAP NUM			MKT AREA				08																									
NEIGHBORHOOD/LOC		8026.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	5,280	100	5,280	133,175																												
CAN	252	30	76	1,917																												
TOTALS					5,532		5,356	135,092																								
EXTRA FEATURES					45424 HODGES RD, 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	0858	SCULP CONC	0	0	17	34	578.00	SF	13.00	13.00	100	2024	2014		98	7,364																
2	1076	TRELLIS A	0	0	16	32	512.00	SF	7.50	7.50	100	2024	2014		75	2,880																
3	0812	CONCRETE C	0	0	75	100	7,500.00	SF	4.00	4.00	100	2024	2021		99	29,700																

REVIEW DATE 03/06/2024 BY DC Total Acres: 14.62 Total Land Value: 5,604 Market: 219,300 Agricultural: 5,604 Common: 0 PRINTED 08/06/2024 BY SYS

