

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 100							2501	06	5,132	74.9088	64.23	329,628	2004	2004	0	0	0	16.00	84.00	VALUATION BY					STANDARD																					
Roof Structur		10	STEEL FRME 100							1 SERV SHOP - 0% - 0										Heated Area: 4800										HX Base Yr																			
Roof Cover		12	MODULAR MT 100							48 35 70 30 13 30 13 BAS 2004 AOF 2014																				Tax Group: 6										Tax Dist:									
Interior Wall		07	NONE 100																	BUILDING MARKET VALUE										276,888																			
Interior Floo		03	CONC FINSH 100																	TOTAL MARKET OB/XF VALUE										10,769																			
Ceiling		04	NONE 100																	TOTAL LAND VALUE - MARKET										114,382																			
Air Condition		01	NONE 100																	TOTAL MARKET VALUE										402,039																			
Heating Type		01	NONE 100																	SOH/AGL Deduction										78,135																			
Plumbing		5	100																	ASSESSED VALUE										323,904																			
Frame		05	STEEL 100																	TOTAL EXEMPTION VALUE										0																			
Story Height		12	100																	BASE TAXABLE VALUE										323,904																			
RMS		1	100																	TOTAL JUST VALUE										402,039																			
Stories		1.	100							NCON VALUE										0																													
Class		00	. 100							INCOME VALUE																																							
Units		0	100							PREVIOUS YEAR MKT VALUE										417,290																													
BUD8 Adjustme		06	DIST 1D 100																																														
Occupancy		00	OWNER OCC 100																																														
Quality		02	Quality Level 02																																														
DOR CODE		2500	REPAIR SERVICE																																														
MAP NUM			MKT AREA							08																																							
NEIGHBORHOOD/LOC		8002.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA				SUBAREA MARKET VALUE																																										
AOF	390	185	722				38,954																																										
BAS	4,410	100	4,410				237,933																																										
TOTALS		4,800	5,132				276,888																																										
EXTRA FEATURES										542672 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	0803	ASPHALT	C	0	0	0	0	5,820.00	SF	2.00	2.00	100	2004	2004	3	54	6,286																																
2	0812	CONCRETE	C	0	0	107	3	1,236.00	SF	4.00	4.00	100	2004	2004	3	84	4,153																																
3	6001	ROLLUP DR		0	0	0	0	3.00	UT	400.00	400.00	100	2004	2004	3	22	264																																
4	0443	STK FNC 6'		0	0	0	0	30.00	LF	10.00	10.00	100	2004	2004	3	22	66																																
LAND DESCRIPTION										TOTAL OB/XF										10,769																													
L N	USE CODE	CLS	LAND USE DESCRIPTION			CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																							
1	002500	C	SRVC SHOPS			0	0004	CI	180.00	200.00	32,680.49	SF		1.00	1.00	1.00	3.50	3.50	114,382																														