

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										6													
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		12	CEDAR 100		0900	01	2,790		95.0400	125.45	350,006	1984	1984	0	0	0	20.00	80.00	VALUATION BY										STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2024													Heated Area: 2400													HX Base Yr												
Roof Cover		12	MODULAR MT 100																	Tax Group: 6										Tax Dist:													
Interior Wall		04	PLYWOOD 100																	BUILDING MARKET VALUE										349,897													
Interior Floo		14	CARPET 80																	TOTAL MARKET OB/XF VALUE										21,944													
Interior Floo		08	SHT VINYL 20																	TOTAL LAND VALUE - MARKET										393,590													
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE										500,526													
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction										0													
Bedrooms			3 100																	ASSESSED VALUE										500,526													
Bathrooms			2 100																	TOTAL EXEMPTION VALUE										13													
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE										0													
Stories		1.	1. 100																	TOTAL JUST VALUE										765,431													
Units			0 100		NCON VALUE										0																												
BUD8 Adjustme		06	DIST 1D 100		INCOME VALUE																																						
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										747,532																												
Quality		01	Quality Level 01																																								
DOR CODE		5000	IMPROVED AG																																								
MAP NUM			MKT AREA		08																																						
NEIGHBORHOOD/LOC		8001.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	2,400	100	1993	2,400	240,864																																						
FOP	1,300	30	1993	390	39,141																																						
TOTALS		3,700			2,790	280,005											BLD DATE				LGL DATE		05/21/2025		MLU																		
EXTRA FEATURES						36116 GAGE RD, CALLAHAN										XF DATE				LAND DATE		01/17/2025		KBA																			
																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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100																											
2	0681	POLE SHED	0	100	21	42	882.00	SF	15.00	15.00	100	1984	1984	3	20	2,646																											
3	0752	USP	0	100	12	8	96.00	SF	15.00	15.00	100	1992	1992	3	20	288																											
4	0940	SHEDS/PORT	0	100	13	8	104.00	SF	19.50	19.50	100	1982	1982	3	20	406																											
5	0940	SHEDS/PORT	0	100	14	10	140.00	SF	19.50	19.50	100	1995	1995	3	20	546																											
6	0810	CONCRETE A	0	100	13	16	208.00	SF	6.50	6.50	100	1995	1995	3	68	919																											
7	0680	POLE SHED	0	100	30	42	1,260.00	SF	10.00	10.00	100	1984	1984	3	20	2,520																											
8	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1992	1992	3	100	6,000																											
9	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1992	1992	3	100	6,000																											
10	0751	UOP	0	100	12	4	48.00	SF	10.00	10.00	100	1999	1999	3	26	125																											
LAND DESCRIPTION						TOTAL OB/XF										21,550																											
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	AGRICULTURAL	100	0007	OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	117,000																										
2	006000	A	PASTURE - HA	0			0.00	0.00	13.55	AC		1.00	1.00	1.00	370.00	370.00	5,014																										
3	005300	A	CROPLAND 3	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	355.00	355.00	1,775																										
4	005600	A	TIMBER 3 N S	0			0.00	0.00	12.24	AC		1.00	1.00	1.00	390.00	390.00	4,774																										
5	005970	A	AGRICULTURAL	0			0.00	0.00	1.75	AC		1.00	1.00	1.00	70.00	70.00	122																										
6	009910	M	MARKET VALUE	0			0.00	0.00	32.54	AC		1.00	1.00	1.00	8,500.00	8,500.00	276,590																										
REVIEW DATE		07/21/2021		BY	TWA		Total Acres: 38.54			Total Land Value: 128,685			Market: 276,590			Agricultural: 11,685			Common: 117,000			PRINTED 07/30/2025 BY SYS																					

[illegible]