



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 1																							
Exterior Wall	05	AVERAGE 90	0900	01	2,797	105.5040	139.27	389,538	2001	2006	0	0	0	9.00	91.00	VALUATION SUMMARY																						
Exterior Wall	20	FACE BRICK 10	1 SNGL FAM - 100% - 2025												Heated Area: 2409												HX Base Yr 2025											
Roof Structure	03	GABLE/HIP 100													VALUATION BY												STANDARD											
Roof Cover	12	MODULAR MT 100													Tax Group: 6												Tax Dist:											
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												354,480											
Interior Floor	14	CARPET 80													TOTAL MARKET OB/XF VALUE												6,783											
Interior Floor	11	CLAY TILE 20													TOTAL LAND VALUE - MARKET												95,200											
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												456,463											
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction												75,125											
Bedrooms	4	100													ASSESSED VALUE												381,338											
Bathrooms	3	100													TOTAL EXEMPTION VALUE												HX HB 50,722											
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE												330,616											
Stories	1.	1. 100	TOTAL JUST VALUE												456,463																							
Units	0	100	NCON VALUE												0																							
BUD8 Adjustme	06	DIST 1D 100	INCOME VALUE																																			
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE												439,638																							
Quality	03	Quality Level 03																																				
DOR CODE	0100	SINGLE FAMILY																																				
MAP NUM	MKT AREA		08																																			
NEIGHBORHOOD/LOC	8024.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	2,409	100	2001	2,409	305,306																																	
FGR	524	55	2001	288	36,500																																	
FOP	100	30	2001	30	3,802																																	
FSP	176	40	2001	70	8,872																																	
TOTALS	3,209			2,797	354,480																																	
EXTRA FEATURES						54062 LILLY CT, 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	0810	CONCRETE A	0	100	0	0	496.00	SF	6.50	6.50	100	2001	2001	3	79	2,547																						
2	0681	POLE SHED	0	100	30	20	600.00	SF	6.00	6.00	100	1980	1980	3	20	720																						
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	18.00	18.00	100	1985	1985	3	20	576																						
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940																						
TOTAL OB/XF																		6,783																				
LAND DESCRIPTION																																						
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	000100	C	RES	100		OR	0.00	0.00	2.72	AC		1.00	1.00	1.00	35,000.00	35,000.00	95,200																					
REVIEW DATE 01/06/2020 BY KBA Total Acres: 2.72 Total Land Value: 95,200 Market: 0 Agricultural: 0 Common: 95,200 PRINTED 07/30/2025 BY SYS																																						