

RAU TIMOTHY D/RAU DONNA G
54784 CHURCH RD
CALLAHAN, FL 32011

08-3N-24-2380-0012-0023

BUILDING CHARACTERISTICS

MARKET ADJUSTMENTS

NASSAU COUNTY PROPERTY

PAGE 1 of 1

3

ELEMENT	CD	CONSTRUCTION	TOTAL ADJ PNTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
Exterior Wall	17	CNC BLOC 80	92.2950	128.75	134,930	1970	1975	0	0	0 50.00	50.00		
Exterior Wall	17	CB STUCCO 20	1 RETAILSTOR - 0% - 0									Heated Area: 1016	HX Base Yr
Roof Structure	04	WOOD TRUSS 100	10 32 27 40 FST 1993 BAS 1993										

		Roof Cover	02	ROLL COMP 100							
Interior Wall	03	PLASTER 70									
Interior Wall	04	PLYWOOD 30									
Interior Floor	07	CORK/VTILE 100									
Ceiling	01	FIN.SUSPD 100									
Air Condition	02	WINDOW 100									
Heating Type	03	FORCED AIR 100									
Fixtures	2	100									
Frame	03	MASONRY 100									
Story Height	12	100									
RMS	3	100									
Stories	1.	1. 100									
Units	0	100									
BUD8 Adjustme	03	DIST HI 100									
Occupancy	00	OWNER OCC 100									
Quality	03	Quality Level 03									
DOR CODE	1100	STORES, 1 STORY									
MAP NUM		MKT AREA	06								
NEIGHBORHOOD/LOC	6002.00										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	1,016	100	1993	1,016	65,405						
FST	64	50	1993	32	2,060						
TOTALS	1,080			1,048	67,465						

BLD DATE

XF DATE

INC DATE

12/09/2019

12/09/2019

KKA KKA

LGL DATE

LAND DATE

AG DATE

04/29/2025

DC

551704 US HWY 1, HILLIARD

EXTRA FEATURES

551704 US HWY 1, HILLIARD

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	0	0	0	72.00 SF	6.50	100	2006	2006	3	86	402	
										</					