

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	15	CONC BLOCK 80				8600	04	4,368	74.4721	19.36	84,564	2017	2017	0	0	0	14.00	86.00	VALUATION BY STANDARD																							
Exterior Wall	25	MOD METAL 20				1 BARNS - 0% - 0													Heated Area: 3120HX Base Yr																							
Roof Structure	10	STEEL FRME 100																	BAS 2017								CAN 2017								BAS 2017							
Roof Cover	12	MODULAR MT 100																																								
Interior Wall	01	MINIMUM 100																																								
Interior Floo	03	CONC FINSH 100																																								
Ceiling	04	NONE 100																																								
Air Condition	01	NONE 100																																								
Heating Type	01	NONE 100																																								
Fixtures	0	100																																								
Frame	03	MASONRY 100																																								
Story Height		14 100																																								
RMS		3 100																																								
Stories	0	0 100																																								
Units		0 100																																								
Occupancy	00	NONE 100																																								
Quality		04	Quality Level 04																																							
DOR CODE		6000	PASTURELAND 1																																							
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	1,560	100	2017	1,560	25,974																																					
BAS	1,560	100	2017	1,560	25,974																																					
CAN	4,160	30	2017	1,248	20,778																																					
TOTALS		7,280			4,368	72,725																																				
EXTRA FEATURES						IRWIN AVE, 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	0681	POLE SHED	0	0	110	78			8,580.00	SF	15.00				15.00	100	2017	2017	3	81	104,247																					
2	0200	BARN WD 0-	0	0	30	23			690.00	SF	20.00				20.00	100	2017	2017	3	81	11,178																					
3	0680	POLE SHED	0	0	0	0			1,590.00	SF	10.00				10.00	100	2017	2017	3	81	12,879																					
4	0681	POLE SHED	0	0	0	0			1,680.00	SF	15.00				15.00	100	2017	2017	3	81	20,412																					
5	0681	POLE SHED	0	0	72	12			864.00	SF	15.00				15.00	100	2014	2014	3	71	9,202																					
6	0681	POLE SHED	0	0	72	12			864.00	SF	15.00				15.00	100	2014	2014	3	71	9,202																					
7	0681	POLE SHED	0	0	72	12			864.00	SF	15.00				15.00	100	2014	2014	3	71	9,202																					
8	0681	POLE SHED	0	0	72	12			864.00	SF	15.00				15.00	100	2014	2014	3	71	9,202																					
9	0812	CONCRETE C	0	0	0	0			6,806.00	SF	4.00				4.00	100	1985	1985	3	44	11,979																					
BLD DATE															LGL DATE																											
XF DATE															LAND DATE																											
INC DATE															AG DATE																											
															05/09/2025		MLU																									
															01/30/2025		KBA																									
BUILDING NOTES																																										
BUILDING DIMENSIONS																																										
BAS=[YR=2017] W30 CAN=[YR=2017] W80 BAS=[YR=2017] W30 S52 E30 N52\$ S52 E80 N52\$ S52 E30 N52\$.																																										

LAND DESCRIPTION										TOTAL OB/XF										197,503									
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	005010	A	SERVICE ACRE	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	500.00	500.00	2,500												
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	35.00	AC		1.00	1.00	1.00	370.00	370.00	12,950												
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	40.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	340,000												
REVIEW DATE		08/04/2021		BY	TWA		Total Acres: 40.00		Total Land Value: 15,450		Market: 340,000		Agricultural: 15,450		Common: 0		PRINTED 07/30/2025 BY SYS												