



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 6													
Exterior Wall		31	HARDIE BRD 100		0500	01	5,357	96.6150	152.65	817,746	2024	2024	0	0	0	0.00	100.00	VALUATION BY STANDARD												
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 0% - 2025													Heated Area: 4447							HX Base Yr					
Roof Cover		03	COMP SHNGL 100															Tax Group: 6							Tax Dist:					
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE							817,746					
Interior Floor		13	LVT/LAMNT 100															TOTAL MARKET OB/XF VALUE							23,860					
Air Condition		03	CENTRAL 100															TOTAL LAND VALUE - MARKET							187,400					
Heating Type		04	AIR DUCTED 100															TOTAL MARKET VALUE							1,029,006					
Bedrooms			7 100															SOH/AGL Deduction							42,166					
Bathrooms			5.5 100															ASSESSED VALUE							986,840					
Frame		02	WOOD FRAME 100															TOTAL EXEMPTION VALUE							0					
Stories		1.	1. 100															BASE TAXABLE VALUE							986,840					
Units			0 100															TOTAL JUST VALUE							1,029,006					
					NCON VALUE							827,494																		
					INCOME VALUE																									
					PREVIOUS YEAR MKT VALUE							168,600																		
Quality		01	Quality Level 01																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM			MKT AREA		09																									
NEIGHBORHOOD/LOC		9013.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,180	100	2025	1,180	180,127																									
BAS	3,267	100	2025	3,267	498,708																									
FGR	1,044	55	2025	574	87,621																									
FOP	252	30	2025	76	11,601																									
FOP	350	30	2025	105	16,028																									
FOP	516	30	2025	155	23,661																									
TOTALS		6,609			5,357	817,746																								
EXTRA FEATURES						33055 BARN OWL DR, CALLAHAN											BLD DATE		LGL DATE		05/07/2025		MLU							
																	XF DATE		LAND DATE											
																	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	0680	POLE SHED	0	0	48	30	1,440.00	SF	10.00	10.00	100	2024	2023		98	14,112														
2	0855	CONC PAVER	0	0	0	0	330.00	SF	10.00	10.00	100	2025	2024		100	3,300														
3	0811	CONCRETE B	0	0	0	0	1,240.00	SF	5.20	5.20	100	2025	2024		100	6,448														
LAND DESCRIPTION										TOTAL OB/XF										23,860										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0		PUD	0.00	0.00	7.90	AC		1.00	1.00	1.00	22,000.00	22,000.00	173,800													
2	009605	C	WETLANDS	0		PUD	0.00	0.00	2.00	AC		1.00	1.00	1.00	6,800.00	6,800.00	13,600													
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