



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	3,378	112.4424	177.66	600,135	2020	2020	0	0	0	1.50	98.50	VALUATION SUMMARY																																													
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2025														Heated Area: 2930														HX Base Yr 2025																														
Roof Cover	03	COMP SHNGL 90															VALUATION BY														STANDARD																														
Roof Cover	12	MODULAR MT 10															Tax Group: 6														Tax Dist:																														
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE														591,133																														
Interior Floo	13	LVT/LAMMT 70															TOTAL MARKET OB/XF VALUE														41,937																														
Interior Floo	11	CLAY TILE 30															TOTAL LAND VALUE - MARKET														149,600																														
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE														782,670																														
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction														0																														
Bedrooms	04	4 100															ASSESSED VALUE														782,670																														
Bathrooms	04	3.5 100															TOTAL EXEMPTION VALUE														HX HB 50,722																														
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE														731,948																														
Stories	0	0 100	TOTAL JUST VALUE														782,670																																												
Units	0	0 100	NCON VALUE														0																																												
Occupancy	00	NONE 100	INCOME VALUE														PREVIOUS YEAR MKT VALUE														729,628																														
Quality			04	Quality Level 04																																																									
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	2,524	100	2020	2,524	441,688																																																								
FGR	506	55	2020	278	48,648																																																								
FOP	224	30	2020	67	11,724																																																								
FOP	328	30	2020	98	17,150																																																								
FUS	406	100	2020	406	71,048																																																								
STR	52	10	2020	5	875																																																								
TOTALS			4,040		3,378	591,133																																																							
EXTRA FEATURES						36017 PUREBREAD CT, CALLAHAN														BLD DATE XF DATE INC DATE														LGL DATE LAND DATE AG DATE														05/07/2025 MLU													
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	0861	POOL GUNIT	0	100	0	0	400.00	SF	85.00	85.00	100	2020	2020	3	90	30,600																																													
2	0855	CONC PAVER	0	100	0	0	668.00	SF	10.00	10.00	100	2020	2020	3	98	6,546																																													
4	0351	CARPORT MT	0	100	16	8	128.00	SF	10.00	10.00	100	2020	2020	3	86	1,101																																													
5	0811	CONCRETE B	0	100	0	0	724.00	SF	5.20	5.20	100	2020	2020	3	98	3,690																																													
TOTAL OB/XF																		41,937																																											
LAND DESCRIPTION																																																													
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	000100	C	RES	100		PUD	0.00	0.00	5.30	AC		1.00	1.00	1.00	22,000.00	22,000.00	116,600																																												
2	009605	C	WETLANDS	100		PUD			5.00	AC		1.00	1.00	1.00	6,600.00	6,600.00	33,000																																												
REVIEW DATE 03/21/2025 BY WWA Total Acres: 10.30 Total Land Value: 149,600 Market: 0 Agricultural: 0 Common: 149,600 PRINTED 07/30/2025 BY SYS																																																													