



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																	
ELEMENT		CD								TYPE	MDL	EFF. AREA	PCT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD														
Exterior Wall		05	AVERAGE 70							0100	01	2,383	82.6140	82.61	196,860	1949	1980	0	0	0	19.38	80.62	Tax Group: 6		Tax Dist:												
Exterior Wall		15	CONC BLOCK 30							1 SINGLE FAM - 0% - 0														Heated Area: 2065						HX Base Yr							
Roof Structur		03	GABLE/HIP 100																					BUILDING MARKET VALUE						222,217							
Roof Cover		01	MINIMUM 60																					TOTAL MARKET OB/XF VALUE						12,030							
Roof Cover		03	COMP SHNGL 40																					TOTAL LAND VALUE - MARKET						306,000							
Interior Wall		02	WALL BD/WD 100																					TOTAL MARKET VALUE						286,682							
Interior Floo		09	PINE WOOD 100																					SOH/AGL Deduction						61,060							
Air Condition		03	CENTRAL 100																					ASSESSED VALUE						225,622							
Heating Type		04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE						HX HB 44,783							
Bedrooms			3 100																					BASE TAXABLE VALUE						180,839							
Bathrooms			2 100																					TOTAL JUST VALUE						540,247							
Frame		02	WOOD FRAME 100																					NCON VALUE						0							
Stories		2.	2. 100																					INCOME VALUE													
Units			0 100																					PREVIOUS YEAR MKT VALUE						511,732							
BUD8 Adjustme		06	DIST 1D 100																																		
Occupancy		00	NONE 100																																		
Quality		03	Quality Level 03																																		
DOR CODE		5000	IMPROVED AG																																		
MAP NUM			MKT AREA		08																																
NEIGHBORHOOD/LOC		8026.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	886	100	1993	886	59,007																																
BAS	144	100	2011	144	9,591																																
BAS	435	100	2011	435	28,971																																
FOP	196	30	1993	59	3,929																																
FOP	36	30	2011	11	733																																
FOP	174	30	2011	52	3,463																																
FUS	600	100	1993	600	39,960																																
PTO	144	5	2011	7	466																																
UGR	342	45	1993	154	10,256																																
UOP	176	20	1993	35	2,331																																
TOTALS		3,133			2,383	158,709																															
EXTRA FEATURES										543109 US HWY 1, CALLAHAN										BLD DATE XF DATE INC 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	05/21/2025 MLU 02/26/2025 KBA																				
1	0811	CONCRETE B	0	100	26	26	676.00	SF	5.20	5.20	100	1983	1983	3	38	1,336																					
2	0812	CONCRETE C	0	100	0	0	2,073.00	SF	4.00	4.00	100	1990	1990	3	57	4,726																					
3	0940	SHEDS/PORT	0	100	12	16	192.00	SF	18.30	18.30	100	2004	2004	3	21	738																					
4	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1985	1985	3	20	1,200																					
5	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1985	1985	3	20	480																					
6	0940	SHEDS/PORT	0	100	11	14	154.00	SF	30.00	30.00	100	1998	1998	3	20	924																					
7	0940	SHEDS/PORT	0	100	11	14	154.00	SF	30.00	30.00	100	1998	1998	3	20	924																					
8	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	1990	1990	3	20	800																					
9	0462	ST/AL FNC	0	100	0	0	334.00	SF	10.00	10.00	100	2000	2000	3	27	902																					
LAND DESCRIPTION										TOTAL OB/XF										12,030																	
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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000																				
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	525.00	525.00	2,625																				
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	370.00	370.00	4,810																				
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	261,000																				
REVIEW DATE		06/11/2020		BY		KBA		Total Acres: 19.00		Total Land Value: 52,435		Market: 261,000		Agricultural: 7,435		Common: 45,000		PRINTED 07/30/2025 BY SYB																			

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Exterior Wall		05	AVERAGE 100		0100	01	1,200	67.0000	67.00	80,400	1945	1945	0	0	0	27.00	73.00	VALUATION BY					STANDARD														
Roof Structur		03	GABLE/HIP 100		2 SINGLE FAM - 100% - 0													Heated Area: 1200					HX Base Yr					Tax Group: 6					Tax Dist:				
Roof Cover		01	MINIMUM 100																																		

[illegible]