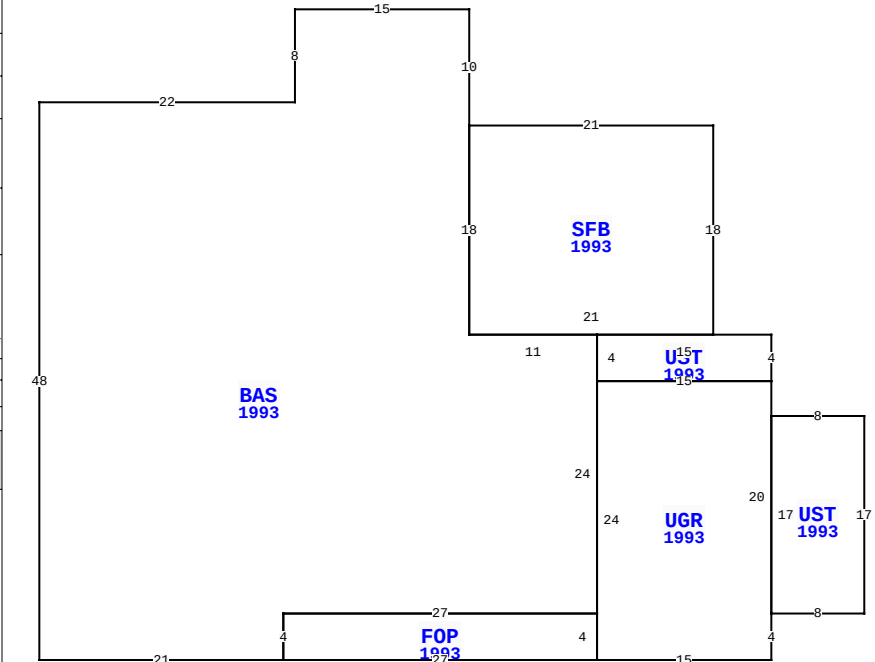


PAGE COREY & CHRISTINE
543022 US HIGHWAY 1
CALLAHAN, FL 32011

20-2N-25-0000-0005-0000

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							PAGE 1 of 1	6															
Exterior Wall	19	COMMON BRK 100				0100	01	2,680	136.7520	136.75	366,490	1960	1985		0	0	29.50	70.50	VALUATION BY				STANDARD																		
Roof Structure	03	GABLE/HIP 100				1 SINGLE FAM - 100% - 2020												Heated Area: 2398												HX Base Yr 2020											
Roof Cover	12	MODULAR MT 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floor	11	CLAY TILE 50																																							
Interior Floor	14	CARPET 50																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		2 100																																							
Bathrooms		2.5 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units		0 100																																							
BUD8 Adjustme	06	DIST 1D 100																																							
Occupancy	00	NONE 100																																							
Quality		05	Quality Level 05																																						
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	2,096	100	1993	2,096	202,073																																				
FOP	108	30	1993	32	3,085																																				
SFB	378	80	1993	302	29,116																																				
UGR	360	45	1993	162	15,619																																				
UST	60	45	1993	27	2,603																																				
UST	136	45	1993	61	5,881																																				
TOTALS		3,138			2,680	258,375																																			
EXTRA FEATURES						543022 US HWY 1, CALLAHAN												BLD DATE				LGL DATE		05/09/2025		MLU															
																		XF DATE				LAND DATE		02/26/2025		KBA															
																		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	0810	CONCRETE A	0 100	0	0	3,062.00	SF	6.50	6.50	100	1985	1985	3	44	8,757																										
2	0810	CONCRETE A	0 100	0	0	3,997.00	SF	3.58	3.58	100	1985	1985	3	44	6,287																										
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540																										
4	0510	GARAGE WD-	0 100	14	22	308.00	SF	19.25	19.25	100	1980	1980	3	20	1,186																										
6	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	1998	1998	3	25	1,250																										
7	0510	GARAGE WD-	0 100	0	0	576.00	SF	35.00	35.00	100	1998	1998	3	25	5,040																										
LAND DESCRIPTION						TOTAL OB/XF												24,060																							
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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000																								
2	005401	A	TIMBER 1 P	0		OR	0.00	0.00	7.50	AC		1.00	1.00	1.00	750.00	750.00	5,625																								
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	8.16	AC		1.00	1.00	1.00	225.00	225.00	1,836																								
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	15.66	AC		1.00	1.00	1.00	15,500.00	15,500.00	242,730																								
REVIEW DATE	06/11/2020		BY	KBA		Total Acres: 18.66			Total Land Value: 97,461			Market: 242,730			Agricultural: 7,461			Common: 90,000			PRINTED 07/30/2025 BY SYS																				