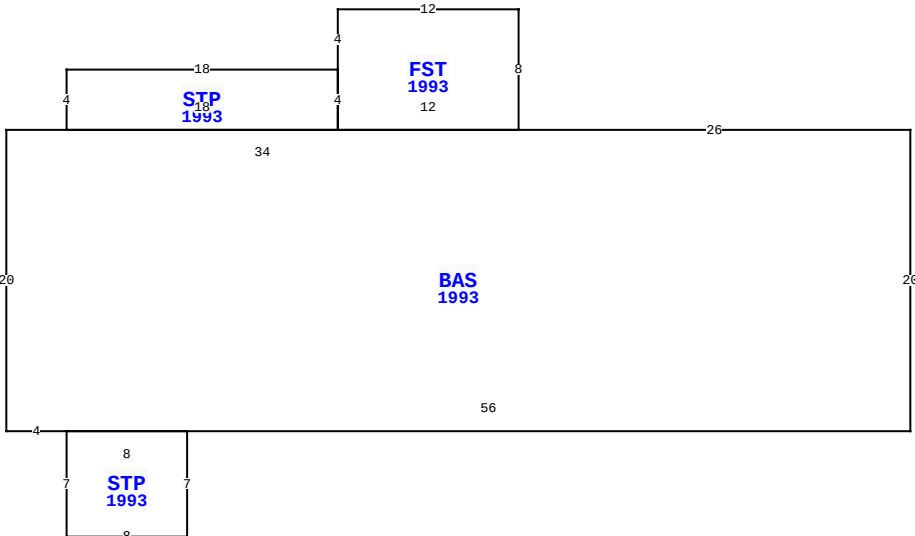


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
Exterior Wall		05	AVERAGE 100							0100	01	1,266	111.0000	111.00	140,526	1958	1960	0	0	0	23.25	76.75	VALUATION BY		STANDARD								
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM - 0% - 0														Heated Area: 1200 HX Base Yr									
Roof Cover		03	COMP SHNGL 100																														
Interior Wall		05	DRYWALL 90																														
Interior Wall		04	PLYWOOD 10																														
Interior Floo		14	CARPET 90																														
Interior Floo		08	SHT VINYL 10																														
Air Condition		03	CENTRAL 100																														
Heating Type		04	AIR DUCTED 100																														
Bedrooms			3 100																														
Bathrooms			2 100																														
Frame Stories		02	WOOD FRAME 100																														
Units		1.	1. 100																														
			0 100																														
BUD8 Adjustme		06	DIST 1D 100																														
Occupancy		00	NONE 100																														
Quality		03	Quality Level 03																														
DOR CODE		0100	SINGLE FAMILY																														
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	1,200	100	1993	1,200	102,231																												
FST	96	55	1993	53	4,515																												
STP	56	10	1993	6	511																												
STP	72	10	1993	7	596																												
TOTALS		1,424			1,266	107,854																											
EXTRA FEATURES						542861 US HWY 1, CALLAHAN														BLD DATE		LGL DATE		05/21/2025		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																	
LAND DESCRIPTION																																	
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	0004	OR	0.00	0.00	0.29	AC		1.00	1.00	1.00	45,000.00	45,000.00	13,050															
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.29 Total Land Value: 13,050 Market: 0 Agricultural: 0 Common: 13,050 PRINTED 07/30/2025 BY SYS																																	