

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				0820	02	1,828	130.9000	104.72	191,428	1987	1990	0	0	0	70.00	30.00	VALUATION BY					STANDARD											
Roof Structur	02	SHED 100				1 M/H 93- - 100% - 1993										Heated Area: 1312					HX Base Yr 1993					Tax Group: 4					Tax Dist:				
Roof Cover	12	MODULAR MT 100														57,428																			
Interior Wall	04	PLYWOOD 100														13,886																			
Interior Floo	13	LVT/LAMNT 100														165,000																			
Air Condition	03	CENTRAL 100														191,539																			
Heating Type	04	AIR DUCTED 100														65,100																			
Bedrooms	04	2 100														126,439																			
Bathrooms	04	2 100														50,722																			
Frame	02	WOOD FRAME 100														75,717																			
Stories	1.	1. 100														236,314																			
Units		0 100														0																			
Quality		04	Quality Level 04																																
DOR CODE		5000	IMPROVED AG																																
MAP NUM			MKT AREA														05																		
NEIGHBORHOOD/LOC		5001.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,152	100	1993	1,152	36,191																														
BAS	160	100	2006	160	5,027																														
UCP	578	20	2006	116	3,644																														
USP	320	50	1993	160	5,027																														
USP	480	50	1993	240	7,540																														
TOTALS	2,690			1,828	57,428																														
EXTRA FEATURES						561147 DRY CREEK RD, CALLAHAN										BLD DATE					LGL DATE					05/21/2025					MLU				
																XF DATE					LAND DATE					03/28/2025					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	0681	POLE SHED	0	100	10	10	100.00	SF	15.00	15.00	100	1998	1998	3	25	375																			
2	0940	SHEDS/PORT	0	100	10	8	80.00	SF	18.30	18.30	100	2003	2003	3	20	293																			
3	0940	SHEDS/PORT	0	100	16	9	144.00	SF	30.00	30.00	100	1998	1998	3	20	864																			
4	0681	POLE SHED	0	100	16	9	144.00	SF	15.00	15.00	100	1998	1998	3	25	540																			
5	0681	POLE SHED	0	100	9	8	72.00	SF	15.00	15.00	100	1998	1998	3	25	270																			
6	0681	POLE SHED	0	100	14	9	126.00	SF	15.00	15.00	100	1998	1998	3	25	473																			
7	0910	SCRN RM L	0	100	0	0	1.00	SF	15.00	15.00	100	1998	1998	3	20	3																			
8	0681	POLE SHED	0	100	40	16	640.00	SF	15.00	15.00	100	1998	1998	3	25	2,400																			
9	0681	POLE SHED	0	100	40	17	680.00	SF	15.00	15.00	100	1998	1998	3	25	2,550																			
10	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520																			
LAND DESCRIPTION						TOTAL OB/XF										10,288																			
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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																		
2	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																		
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	225.00	225.00	225																		
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000																		
REVIEW DATE		08/06/2020		BY		KBA		Total Acres: 5.00		Total Land Value: 120,225		Market: 45,000		Agricultural: 225		Common: 120,000		PRINTED 07/30/2025 BY SYS																	

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																				VALUATION BY					STANDARD						
																				Tax Group: 4					Tax Dist:						
																				BUILDING MARKET VALUE					57,428						
																				TOTAL MARKET OB/XF VALUE					13,886						
																				TOTAL LAND VALUE - MARKET					165,000						
																				TOTAL MARKET VALUE					191,539						
																				SOH/AGL Deduction					65,100						
																				ASSESSED VALUE					126,439						
																				TOTAL EXEMPTION VALUE					HX HB		50,722				
																				BASE TAXABLE VALUE					75,717						
																				TOTAL JUST VALUE					236,314						
																				NCON VALUE					0						
																				INCOME VALUE											
																				PREVIOUS YEAR MKT VALUE					179,528						
DOR CODE		5000		IMPROVED AG																											
MAP NUM					MKT AREA																	05									
NEIGHBORHOOD/LOC		5001.00																													
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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	03/28/2025	KBA													
11	0812	CONCRETE C	0100	0	0	1,097.00	SF	4.00	4.00	100	2003	2003	3	82	3,598																
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