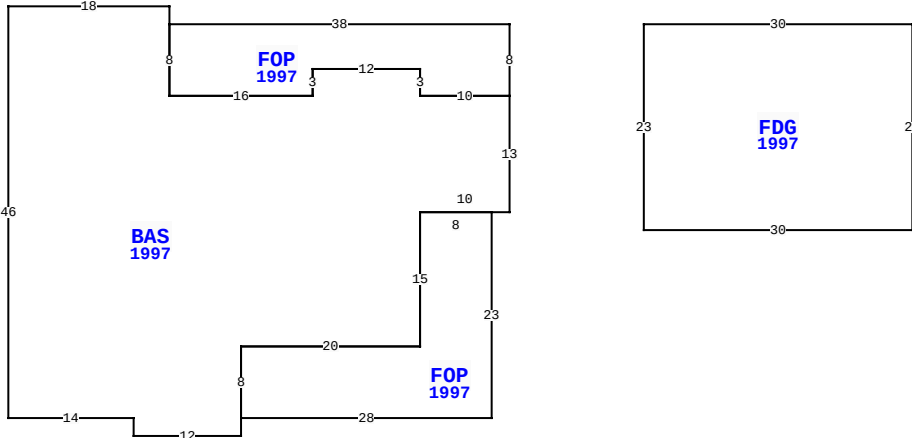


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	20	FACE BRICK 100		0900	01	2,463	100.7100	132.94	327,431	1997	2002	0	0	16.50	83.50	VALUATION BY		STANDARD															
Roof Structure	03	GABLE/HIP 100		1 SNGL FAM - 100% - 1998										Heated Area: 1866										HX Base Yr 1998									
Roof Cover	03	COMP SHNGL 100												Tax Group: 6										Tax Dist:									
Interior Wall	05	DRYWALL 100												BUILDING MARKET VALUE										273,405									
Interior Floor	14	CARPET 70												TOTAL MARKET OB/XF VALUE										61,674									
Interior Floor	11	CLAY TILE 30												TOTAL LAND VALUE - MARKET										277,000									
Air Condition	03	CENTRAL 100												TOTAL MARKET VALUE										385,999									
Heating Type	04	AIR DUCTED 100												SOH/AGL Deduction										160,727									
Bedrooms		3 100												ASSESSED VALUE										225,272									
Bathrooms		2 100												TOTAL EXEMPTION VALUE										HX HB 50,722									
Frame	02	WOOD FRAME 100												BASE TAXABLE VALUE										174,550									
Stories	1.	1. 100												TOTAL JUST VALUE										612,079									
Units	00	0 100		NCON VALUE										0																			
Occupancy	00	NONE 100		INCOME VALUE																													
Quality		01	Quality Level 01																														
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	1,866	100	1997	1,866	207,135																												
FDG	690	60	1997	414	45,956																												
FOP	268	30	1997	80	8,880																												
FOP	344	30	1997	103	11,434																												
TOTALS		3,168		2,463	273,405																												
EXTRA FEATURES					45335 BISMARCK RD, CALLAHAN																												
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	805.00	SF	6.50	6.50	100	1997	1997	3	72	3,767																		
2	0866	POOL FIBER	0 100	0	0	450.00	SF	72.00	72.00	100	1997	1997	3	20	6,480																		
3	0911	SCRN RM A	0 100	0	0	690.00	SF	17.50	17.50	100	1997	1997	3	20	2,415																		
4	0845	KOOL DECK	0 100	0	0	220.00	SF	7.25	7.25	100	1997	1997	3	72	1,148																		
5	0825	BRICK	0 100	0	0	400.00	SF	12.50	12.50	100	1997	1997	3	91	4,550																		
6	0530	STBL WD	0 100	0	0	1,320.00	SF	30.00	30.00	100	2002	2002	3	29	11,484																		
7	0530	STBL WD	0 100	0	0	1,640.00	SF	30.00	30.00	100	2002	2002	3	29	14,268																		
8	0093	MANL GATE	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	22	264																		
9	0510	GARAGE WD-	0 100	40	30	1,200.00	SF	35.00	35.00	100	2005	2005	3	36	15,120																		
10	0462	ST/AL FNC	0 100	0	0	209.00	SF	10.00	10.00	100	2005	2005	3	36	752																		
LAND DESCRIPTION										TOTAL OB/XF										60,248													
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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000																
2	006000	A	PASTURE - HA		0	OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	370.00	370.00	5,920																
3	009910	M	MARKET VALUE		0	OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	232,000																
REVIEW DATE		02/14/2024		BY	KBA	Total Acres: 17.00		Total Land Value: 50,920		Market: 232,000		Agricultural: 5,920		Common: 45,000		PRINTED 07/30/2025 BY SYS																	

REVIEW DATE 02/14/2024 BY KBA Total Acres: 17.00 Total Land Value: 50,920 Market: 232,000 Agricultural: 5,920 Common: 45,000 PRINTED 07/30/2025 BY SYS