

TOWN OF CALLAHAN
P O BOX 5016
CALLAHAN, FL 32011-5016

29-2N-25-0000-0015-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT	CD	TYP	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNC	NORM	% COND	VALUATION BY						STANDARD									
Exterior Wall	15	CONC BLOCK 50	8901	04	3,160	105.6515	181.19	572,560	1955	1972	0	0	42.00	58.00	Tax Group: 1						Tax Dist:								
Exterior Wall	17	CB STUCCO 50	1 GOVT BLDG - 0% - 0												Heated Area: 3040						HX Base Yr								
RooF Structur	01	FLAT 100	Diagram Dimensions: Top: 20 Right: 12 Bottom Right: 20 Left: 12 Total Width: 52 Total Depth: 60 Internal Labels: FST 1993, BAS 1993												BAS 1993														
RooF Cover	04	BUILT-UP 100																											
Interior Wall	04	PLYWOOD 50																											
Interior Wall	05	DRYWALL 50																											
Interior Floo	14	CARPET 60																											
Interior Floo	07	CORK/VTILE 40																											
Ceiling	01	FIN.SUSPD 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Fixtures		7 100																											
Frame	03	MASONRY 100																											
Story Height		16 100																											
RMS		8 100																											
Stories	0	0 100																											
Units		0 100																											
BUD8 Adjustme	01	DIST CA 100																											
Quantity	00	ONE Level 03																											
DOR CODE	8900	MUNICIPAL																											
MAP NUM		MKT AREA																											
NEIGHBORHOOD/LOC		1290.100																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	3,040	100	1993	3,040	319,474																								
FST	240	50	1993	120	12,611																								
TOTALS	3,280			3,160	332,085																								
EXTRA FEATURES					542300 US HWY 1, CALLAHAN										BLD DATE					LGL DATE									
															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													
1	0511	GARAGE CB-	0	0	11	41			451.00	SF	40.00			40.00	100	1985	1985	3	44	7,938									
2	0510	GARAGE WD-	0	0	40	75			3,000.00	SF	35.00			35.00	100	1985	1985	3	20	21,000									
3	0980	TANK	0	0	0	0			1.00	UT	375,000.00			375,000.00	100	1980	1980	3	20	75,000									
4	0803	ASPHALT C	0	0	0	0			11,800.00	SF	2.00			2.00	100	1985	1985	3	50	11,800									
5	0812	CONCRETE C	0	0	0	0			4,452.00	SF	4.00			4.00	100	1985	1985	3	44	7,836									
6	0803	ASPHALT C	0	0	0	0			8,273.00	SF	2.00			2.00	100	1997	1997	3	50	8,273									
7	0811	CONCRETE B	0	0	0	0			792.00	SF	5.20			5.20	100	1997	1997	3	72	2,965									
8	0402	CONC BUMPE	0	0	0	0			4.00	UT	25.00			25.00	100	1985	1985	3	56	56									
9	6001	ROLLUP DR	0	0	0	0			2.00	UT	400.00			400.00	100	1985	1985	3	20	160									
10	6002	EL ROLL DR	0	0	0	0			6.00	UT	900.00			900.00	100	1997	1997	3	20	1,080									
LAND DESCRIPTION										TOTAL OB/XF										136,108									
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	008900	C	MUNICIPAL	0		PBLC	0.00	0.00	77,540.00	SF		1.00	1.00	1.20	9.00	10.80	837,432												
2	009400	C	RIGHT-OF-WAY	0		PBLC	0.00	0.00	1.10	AC		1.00	1.00	1.00	100.00	100.00	110												
																				</									

TOWN OF CALLAHAN
P O BOX 5016
CALLAHAN, FL 32011-5016

29-2N-25-0000-0015-0010

[illegible]