



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	PAGE 1 of 2 6														
Exterior Wall	15	CONC BLOCK 100	7601	04	5,668	94.5360	115.10	652,387	1960	2010	0	0	0	7.00	93.00	VALUATION BY STANDARD													
Roof Structur	04	WOOD TRUSS 100	1 MORTUARY - 0% - 0														Heated Area: 5487 HX Base Yr												
Roof Cover	03	COMP SHNGL 100															Tax Group: 6 Tax Dist:												
Interior Wall	05	DRYWALL 60															BUILDING MARKET VALUE 606,720												
Interior Wall	06	CUST PANEL 40															TOTAL MARKET OB/XF VALUE 70,723												
Interior Floo	14	CARPET 80															TOTAL LAND VALUE - MARKET 261,360												
Interior Floo	11	CLAY TILE 20															TOTAL MARKET VALUE 938,803												
Ceiling	02	F.NOT SUS 100															SOH/AGL Deduction 0												
Air Condition	03	CENTRAL 100															ASSESSED VALUE 938,803												
Heating Type	04	AIR DUCTED 100															TOTAL EXEMPTION VALUE 0												
Fixtures	9	100															BASE TAXABLE VALUE 938,803												
Frame	03	MASONRY 100															TOTAL JUST VALUE 938,803												
Story Height	8	100	NCON VALUE 0																										
RMS	5	100	INCOME VALUE																										
Stories	1.	1. 100	PREVIOUS YEAR MKT VALUE 890,743																										
Units	0	100																											
BUD8 Adjustme	06	DIST 1D 100																											
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	7600MORTUARY/CEMETERY																												
MAP NUM																													
NEIGHBORHOOD/LOC	1290.100																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
AOF	308	100	2007	308	32,969																								
BAS	2,242	100	1993	2,242	239,990																								
BAS	2,691	100	2015	2,691	288,053																								
DCK	70	10	2007	7	750																								
FOP	55	30	1993	16	1,713																								
FOP	48	30	2015	14	1,498																								
FOP	480	30	2015	144	15,414																								
SFB	308	80	2007	246	26,333																								
TOTALS	6,202			5,668	606,720																								
EXTRA FEATURES						541720 US HWY 1, 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1970	1970	3	30.4	1,064													
2	0812	CONCRETE C	0	0	0	0	1,960.00	SF	4.00	4.00	100	2000	2000	3	77	6,037													
3	0810	CONCRETE A	0	0	0	0	285.00	SF	6.50	6.50	100	2004	2004	3	83	1,538													
4	0402	CONC BUMPE	0	0	0	0	30.00	UT	25.00	25.00	100	2009	2009	3	92	690													
5	0855	CONC PAVER	0	0	0	0	342.00	SF	7.00	7.00	100	2009	2009	3	89	2,131													
6	0881	FOUNTAIN	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	2,000													
7	0649	LIGHTS-GD	0	0	0	0	4.00	SF	225.00	225.00	100	2009	2009	3	35	315													
8	0475	VF 4 SBPL	0	0	0	0	80.00	LF	14.00	14.00	100	2009	2009	3	74	829													
9	0469	VF LATTIC	0	0	0	0	80.00	SF	5.50	5.50	100	2009	2009	3	74	326													
10	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2009	2009	3	74	222													
LAND DESCRIPTION						TOTAL OB/XF 15,152																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	007600	C	MORTUARY	0	0004	CG	0.00	0.00	174,240.00	SF		1.00	1.00	1.00	1.50	1.50	261,360												
REVIEW DATE 07/14/2022 BY HS Total Acres: 4.00 Total Land Value: 261,360 Market: 0 Agricultural: 0 Common: 261,360 PRINTED 07/30/2025 BY SYS																													

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																					VALUATION BY					STANDARD							
																					Tax Group: 6					Tax Dist:							
																					BUILDING MARKET VALUE					606,720							
																					TOTAL MARKET OB/XF VALUE					70,723							
																					TOTAL LAND VALUE - MARKET					261,360							
																					TOTAL MARKET VALUE					938,803							
																					SOH/AGL Deduction					0							
																					ASSESSED VALUE					938,803							
																					TOTAL EXEMPTION VALUE					0							
																					BASE TAXABLE VALUE					938,803							
																					TOTAL JUST VALUE					938,803							
																					NCON VALUE					0							
																					INCOME VALUE												
																					PREVIOUS YEAR MKT VALUE					890,743							
DOR CODE		7600		MORTUARY/CEMETERY																													
MAP NUM				MKT AREA				08																									
NEIGHBORHOOD/LOC		1290.100																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												