

REVIEW DATE	12/09/2021	BY	TW	Total Acres: 14.40	Total Land Value: 94,218	Market: 176,700	Agricultural: 4,218	Common: 90,000	PRINTED 07/30/2025 BY SYS
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2	6		
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 80		0100	01	2,134	103.9000	103.90	221,723	2005	2005	0	0	0	10.25	89.75	VALUATION BY		STANDARD														
Exterior Wall	20	FACE BRICK 20		2 SINGLE FAM - 100% - 1996										Heated Area: 1363					HX Base Yr 1996					Tax Group: 6		Tax Dist:							
Roof Structure	03	GABLE/HIP 100												BUILDING MARKET VALUE					874,901														
Roof Cover	03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE					91,383														
Interior Wall	05	DRYWALL 100												TOTAL LAND VALUE - MARKET					266,700														
Interior Floop	14	CARPET 90												TOTAL MARKET VALUE					1,060,502														
Interior Floop	11	CLAY TILE 10												SOH/AGL Deduction					390,097														
Air Condition	03	CENTRAL 100		ASSESSED VALUE					670,405																								
Heating Type	04	AIR DUCTED 100		TOTAL EXEMPTION VALUE					HX HB		50,722																						
Bedrooms	1	100		BASE TAXABLE VALUE					619,683																								
Bathrooms	1	100		TOTAL JUST VALUE					1,232,984																								
Frame	02	WOOD FRAME 100		NCON VALUE					0																								
Stories	1.5	1.5 100		INCOME VALUE																													
Units	0	100		PREVIOUS YEAR MKT VALUE					1,154,552																								
Occupancy	00	NONE 100																															
Quality		03	Quality Level 03																														
DOR CODE		5000 IMPROVED AG																															
MAP NUM		MKT AREA										08																					
NEIGHBORHOOD/LOC		8001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	775	100	2005	775	72,269																												
FGR	1,018	55	2005	560	52,220																												
FOP	300	30	2005	90	8,393																												
FOP	368	30	2005	110	10,258																												
FUS	588	100	2005	588	54,831																												
UAT	110	10	2005	11	1,026																												
TOTALS		3,159			2,134	198,996											BLD DATE		LGL DATE		05/09/2025		MLU										
EXTRA FEATURES		615896 RIVER RD, CALLAHAN										XF DATE		LAND DATE		AG DATE		01/28/2025		KBA													
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																
11	0600	SUMMER KIT	0	100	0	0	2.00	UT	5,000.00	5,000.00	100	2021	2021	3	90	9,000																	
12	1134	LANDSCP BL	0	100	50	2	100.00	SF	3.00	3.00	100	2021	2021	3	100	300																	
13	0350	CARPORT WD	0	100	20	14	280.00	SF	13.00	13.00	100	2021	2021	3	90	3,276																	
14	0855	CONC PAVER	0	100	0	0	2,923.00	SF	10.00	10.00	100	2021	2021	3	99	28,938																	
15	0680	POLE SHED	0	100	50	40	2,000.00	SF	10.00	10.00	100	1994	1994	3	20	4,000																	
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