



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 1 4														
Exterior Wall	17	CB STUCCO 80	7101	04	5,172	93.1209	145.50	752,526	1987	1987	0	0	0	18.10	81.90	VALUATION BY STANDARD													
Exterior Wall	05	AVERAGE 20	1 CHURCH - 0% - 0													Heated Area: 4916 HX Base Yr													
Roof Structure	04	WOOD TRUSS 100														Tax Group: 4 Tax Dist:													
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 616,319													
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 12,387													
Interior Floor	14	CARPET 90														TOTAL LAND VALUE - MARKET 88,550													
Interior Floor	11	CLAY TILE 10														TOTAL MARKET VALUE 717,256													
Ceiling	02	F.NOT SUS 100														SOH/AGL Deduction 210,681													
Air Condition	03	CENTRAL 100														ASSESSED VALUE 506,575													
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE 02 506,575													
Fixtures	9	100														BASE TAXABLE VALUE 0													
Frame	03	MASONRY 100														TOTAL JUST VALUE 717,256													
Story Height	10	100	NCON VALUE 0																										
RMS	6	100	INCOME VALUE																										
Stories	1.	1. 100	PREVIOUS YEAR MKT VALUE 691,456																										
Units	0	100																											
BUD8 Adjustme	04	DIST 01 100																											
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	7100	CHURCHES																											
MAP NUM	MKT AREA		09																										
NEIGHBORHOOD/LOC	9001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	4,916	100	1993	4,916	585,813																								
CAN	84	30	1994	25	2,980																								
CAN	130	30	2005	39	4,648																								
UST	480	40	1995	192	22,880																								
TOTALS	5,610			5,172	616,319																								
EXTRA FEATURES					545866 US HWY 1, CALLAHAN																								
					BLD DATE 02/25/2022 KK LGL DATE 05/09/2025 MLU																								
					XF DATE 02/25/2022 KK 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	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1985	1985	3	20	384													
2	0812	CONCRETE C	0	0	0	0	1,021.00	SF	4.00	4.00	100	1987	1987	3	49.5	2,022													
3	0803	ASPHALT C	0	0	0	0	12,003.00	SF	1.20	1.20	100	1987	1987	3	50	7,202													
4	0811	CONCRETE B	0	0	0	0	640.00	SF	5.20	5.20	100	1995	1995	3	68	2,263													
5	0475	VF 4 SBPL	0	0	0	0	39.00	LF	14.00	14.00	100	2004	2004	3	61	333													
6	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	61	183													
TOTAL OB/XF 12,387																													
LAND DESCRIPTION																													
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												
1	007100	C	CHURCH	0	0004	CG	0.00	0.00	2.53	AC		1.00	1.00	1.00	35,000.00	35,000.00	88,550												
OTHER ADJUSTMENTS AND NOTES																													
YEAR DENSITY DECL FRZ YR CONSRV																													
REVIEW DATE 02/25/2022 BY KK Total Acres: 2.53 Total Land Value: 88,550 Market: 0 Agricultural: 0 Common: 88,550 PRINTED 07/30/2025 BY SYS																													