



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	15	CONC BLOCK 50		0100	01	1,130	109.7100	109.71	123,972	1960	1980	0	0	0	22.00	78.00	VALUATION BY		STANDARD										
Exterior Wall	17	CB STUCCO 50		1 SINGLE FAM - 100% - 0													Tax Group: 4		Tax Dist:										
Roof Structure	03	GABLE/HIP 100		Heated Area: 932													BUILDING MARKET VALUE		96,698										
Roof Cover	03	COMP SHNGL 100		HX Base Yr 1978													TOTAL MARKET OB/XF VALUE		8,246										
Interior Wall	05	DRYWALL 100															TOTAL LAND VALUE - MARKET		118,800										
Interior Floor	14	CARPET 100															TOTAL MARKET VALUE		223,744										
Air Condition	03	CENTRAL 100															SOH/AGL Deduction		147,621										
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE		76,123										
Bedrooms	2	100															TOTAL EXEMPTION VALUE		50,722										
Bathrooms	1	100															BASE TAXABLE VALUE		25,401										
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE		223,744										
Stories	1.	1. 100															NCON VALUE		0										
Units	0	100															INCOME VALUE												
BUD8 Adjustme	04	DIST 01 100															PREVIOUS YEAR MKT VALUE		199,727										
Occupancy	00	NONE 100																											
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
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	932	100	1993	932	79,755																								
FOP	162	30	1993	49	4,193																								
FST	96	55	1993	53	4,536																								
UCP	480	20	2012	96	8,215																								
TOTALS		1,670		1,130	96,698																								
EXTRA FEATURES					36583 DYAL RD, CALLAHAN										BLD DATE		LGL DATE		05/09/2025				MLU						
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	XF DATE		LAND DATE									
1	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1975	1975	3	100	6,000		INC DATE		AG DATE									
2	0810	CONCRETE A	0	100	0	0	480.00	SF	6.50	6.50	100	1997	1997	3	72	2,246													