



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	10	WD SHINGLE 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	09	PINE WOOD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4052.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100	1993	750	75,696
DCK	24	10	2017	2	202
UOP	80	20	1998	16	1,615
TOTALS	854			768	77,513

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	768	117.7000	117.70	90,394	1963	1995	0	0	14.25	85.75
1 SINGLE FAM - 0% - 0 Heated Area: 750 HX Base Yr											
86013 CALLAWAY CT, YULEE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2025 MLU											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				77,513			
TOTAL MARKET OB/XF VALUE				0			
TOTAL LAND VALUE - MARKET				60,000			
TOTAL MARKET VALUE				137,513			
SOH/AGL Deduction				30,126			
ASSESSED VALUE				107,387			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				107,387			
TOTAL JUST VALUE				137,513			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				124,070			