

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	04	SINGLE SID 50								1701	04	1,296	93.0604	138.89	180,001	1922	1990	0	0	0	45.50	54.50	VALUATION BY								STANDARD								
Exterior Wall	05	AVERAGE 50								1 OFFICE 0% - 0										Heated Area: 1296										HX Base Yr									
Roof Structur	04	WOOD TRUSS 100								54 24 BAS 1993 54 24																													
Roof Cover	02	ROLL COMP 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 90																																					
Interior Floo	08	SHT VINYL 10																																					
Ceiling	02	F.NOT SUS 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Fixtures	8	100																																					
Frame	02	WOOD FRAME 100																																					
Story Height	9	100																																					
RMS	9	100																																					
Stories	1.	1. 100																																					
Units	0	100																																					
BUD8 Adjustme	06	DIST 1D 100																																					
Occupancy	00	OWNER OCC 100																																					
Quality	03	Quality Level 03																																					
DOR CODE	1700	OFFICE BUILDINGS																																					
MAP NUM		MKT AREA						08																															
NEIGHBORHOOD/LOC										1290.100																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,296	100	1993	1,296	98,101																																		
TOTALS						1,296			1,296	98,101																													
EXTRA FEATURES						541039 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	1980	1980	3	42	1,470																							
2	0510	GARAGE WD-	0	0	25	12	300.00	SF	35.00	35.00	100	1985	1985	3	20	2,100																							
3	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1998	1998	3	40	2,024																							
4	0812	CONCRETE C	0	0	80	5	400.00	SF	4.00	4.00	100	1998	1998	3	72	1,152																							
5	0812	CONCRETE C	0	0	0	0	1,188.00	SF	4.00	4.00	100	1998	1998	3	72	3,421																							
6	0812	CONCRETE C	0	0	46	3	138.00	SF	4.00	4.00	100	1998	1998	3	72	397																							
7	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	100	1980	1980	3	20	120																							
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1980	1980	3	20	120																							
9	0423	CL FNC 5'	0	0	0	0	120.00	LF	6.85	6.85	100	1980	1980	3	20	164																							
10	0430	CL FNC 6B	0	0	0	0	1,355.00	LF	9.70	9.70	100	1980	1980	3	20	2,629																							
LAND DESCRIPTION						TOTAL OB/XF														13,597																			
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	001700	C	1STORY OFF	0	0004	IW	0.00	0.00	98,445.00	SF		1.00	1.00	1.00	1.75	1.75	172,279																						

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																									VALUATION BY					STANDARD				
																									Tax Group: 6					Tax Dist:				
																									BUILDING MARKET VALUE					98,101				
																									TOTAL MARKET OB/XF VALUE					25,397				
																									TOTAL LAND VALUE - MARKET					172,279				
																									TOTAL MARKET VALUE					295,777				
																									SOH/AGL Deduction					54,756				
																									ASSESSED VALUE					241,021				
																									TOTAL EXEMPTION VALUE					0				
																									BASE TAXABLE VALUE					241,021				
																									TOTAL JUST VALUE					295,777				
																									NCON VALUE					0				
																									INCOME VALUE									
																									PREVIOUS YEAR MKT VALUE					270,702				