



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 6																									
Exterior Wall	12	CEDAR 100	0900	01	2,269	108.7800	151.20	343,073	1988	1998	0	0	0	13.50	86.50	VALUATION BY STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 2026														Heated Area: 1947												HX Base Yr											
Roof Cover	03	COMP SHNGL 100															VALUATION SUMMARY																							
Interior Wall	05	DRYWALL 100															Tax Group: 6												Tax Dist:											
Interior Floo	14	CARPET 80															BUILDING MARKET VALUE												296,758											
Interior Floo	08	SHT VINYL 20															TOTAL MARKET OB/XF VALUE												28,977											
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET												163,100											
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE												411,835											
Bedrooms	3	100															SOH/AGL Deduction												0											
Bathrooms	2	100															ASSESSED VALUE												411,835											
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE												13 411,835											
Stories	1.	1. 100															BASE TAXABLE VALUE												0											
Units	0	100	TOTAL JUST VALUE												480,835																									
BUD8 Adjustme	06	DIST 1D 100	NCON VALUE												0																									
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE												479,250													
Quality			03	Quality Level 03																																				
DOR CODE			6000 PASTURELAND 1																																					
MAP NUM			MKT AREA													08																								
NEIGHBORHOOD/LOC			8026.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,947	100	1993	1,947	254,644																																			
FGR	543	55	1993	299	39,106																																			
FOP	18	30	1993	5	654																																			
FOP	60	30	1993	18	2,355																																			
TOTALS			2,568		2,269	296,758																																		
EXTRA FEATURES						55114 THOMAS RD, 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	100	0	0		1.00	UT 3,500.00	100	1988	1988	3	60	2,100																									
3	0510	GARAGE WD-	0	100	30	33		990.00	SF 35.00	100	1994	1994	3	20	6,930																									
6	0200	BARN WD 0-	0	100	24	24		576.00	SF 15.00	100	2009	2009	3	48	4,147																									
9	0351	CARPORT MT	0	100	50	20		1,000.00	SF 10.00	100	2019	2019	3	78	7,800																									
LAND DESCRIPTION																		TOTAL OB/XF 20,977																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	2.66	AC		1.00	1.00	1.00	35,000.00	35,000.00	93,100																							
2	005010	A	SERVICE ACRE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000																							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000																							
REVIEW DATE 01/01/2023 BY CD Total Acres: 4.66 Total Land Value: 94,100 Market: 70,000 Agricultural: 1,000 Common: 93,100 PRINTED 07/09/2026 BY SYS																																								