

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										STANDARD											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall	05	AVERAGE 100								0100	01	1,266	111.0000	116.55	147,552	1958	1960	0	0	0	23.50	76.50	VALUATION BY								
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM 0% - 0														Tax Dist:							
Roof Cover	03	COMP SHNGL 100								Heated Area: 1200														BUILDING MARKET VALUE							
Interior Wall	05	DRYWALL 90								HX Base Yr														TOTAL MARKET OB/XF VALUE							
Interior Wall	04	PLYWOOD 10																						TOTAL LAND VALUE - MARKET							
Interior Floor	14	CARPET 90																						TOTAL MARKET VALUE							
Interior Floor	08	SHT VINYL 10																						SOH/AGL Deduction							
Air Condition	03	CENTRAL 100																						ASSESSED VALUE							
Heating Type	04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE							
Bedrooms	3	100								56														BASE TAXABLE VALUE							
Bathrooms	2	100																						TOTAL JUST VALUE							
Frame	02	WOOD FRAME 100								20														NCON VALUE							
Stories	1.	1. 100																						INCOME VALUE							
Units	0	100								4														PREVIOUS YEAR MKT VALUE							
BUD8 Adjustme	06	DIST 1D 100																													
Occupancy	00	NONE 100																													
Quality		03	Quality Level 03																												
DOR CODE		0100	SINGLE FAMILY																												
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	1,200	100	1993	1,200	106,993																										
FST	96	55	1993	53	4,725																										
STP	56	10	1993	6	535																										
STP	72	10	1993	7	624																										
TOTALS		1,424			1,266	112,877																									
EXTRA FEATURES										542861 US HWY 1, CALLAHAN										BLD DATE		LGL DATE		05/07/2026				MLU			
										XF DATE				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															