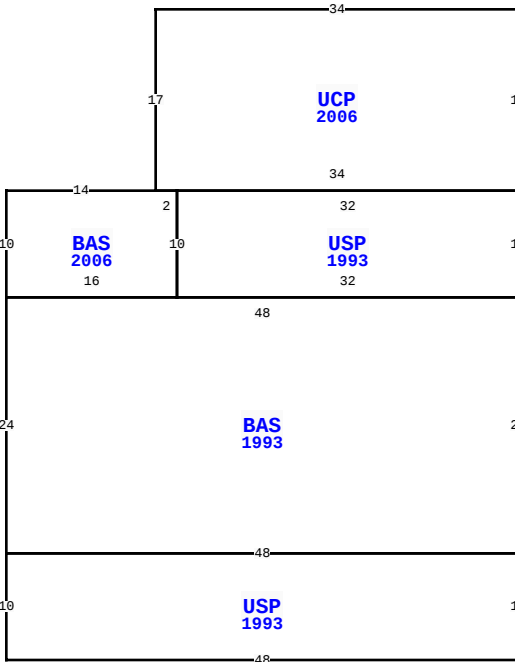


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		05	AVERAGE 100							0820	02	1,828	130.9000	111.26	203,383	1987	1987	0	0	0	70.00	30.00	VALUATION BY																				
Roof Structur		02	SHED 100							1 M/H 93- 100% - 1993														Heated Area: 1312 HX Base Yr 1993																			
Roof Cover		12	MODULAR MT 100																					Tax Group: 4										Tax Dist:									
Interior Wall		04	PLYWOOD 100																					BUILDING MARKET VALUE										61,015									
Interior Floo		13	LVT/LAMNT 100																					TOTAL MARKET OB/XF VALUE										10,140									
Air Condition		03	CENTRAL 100																					TOTAL LAND VALUE - MARKET										125,000									
Heating Type		04	AIR DUCTED 100																					TOTAL MARKET VALUE										147,185									
Bedrooms		04	2 100																					SOH/AGL Deduction										47,343									
Bathrooms			2 100																					ASSESSED VALUE										99,842									
Frame		02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE										SL HX HB 99,842									
Stories		1.	1. 100																					BASE TAXABLE VALUE										0									
Units			0 100																					TOTAL JUST VALUE										196,155									
										NCON VALUE										0																							
Quality		04	Quality Level 04							INCOME VALUE																																	
DOR CODE		5000	IMPROVED AG							PREVIOUS YEAR MKT VALUE										251,314																							
MAP NUM			MKT AREA																																								
NEIGHBORHOOD/LOC		5001.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	1,152	100	1993	1,152	38,452																																						
BAS	160	100	2006	160	5,341																																						
UCP	578	20	2006	116	3,872																																						
USP	320	50	1993	160	5,341																																						
USP	480	50	1993	240	8,011																																						
TOTALS		2,690			1,828	61,015																																					
EXTRA FEATURES										561147 DRY CREEK RD, CALLAHAN										BLD DATE																							
																				XF DATE																							
																				INC DATE																							
																				LGL DATE																							
																				LAND DATE																							
																				AG DATE																							
																				05/13/2026																							
																				03/28/2025																							
																				MLU																							
																				KBA																							
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	0681	POLE SHED	0	100	10	10	100.00	SF	15.00	15.00	100	1998	1998	3	24	360																											
2	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2003	2003	3	20	480																											
3	0940	SHEDS/PORT	0	100	16	9	144.00	SF	30.00	30.00	100	1998	1998	3	20	864																											
4	0681	POLE SHED	0	100	16	9	144.00	SF	15.00	15.00	100	1998	1998	3	24	518																											
5	0681	POLE SHED	0	100	9	8	72.00	SF	15.00	15.00	100	1998	1998	3	24	259																											
6	0681	POLE SHED	0	100	14	9	126.00	SF	15.00	15.00	100	1998	1998	3	24	454																											
7	0910	SCRN RM L	0	100	0	0	1.00	SF	15.00	15.00	100	1998	1998	3	20	3																											
8	0681	POLE SHED	0	100	40	16	640.00	SF	15.00	15.00	100	1998	1998	3	24	2,304																											
9	0681	POLE SHED	0	100	40	17	680.00	SF	15.00	15.00	100	1998	1998	3	24	2,448																											
10	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450																											
LAND DESCRIPTION										TOTAL OB/XF										10,140																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	25,000																										
2	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	50,000																										
3	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	515.00	515.00	1,030																										
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	50,000																										
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 5.00		Total Land Value: 76,030				Market: 50,000				Agricultural: 1,030				Common: 75,000				PRINTED 07/09/2026 BY SYS																			