



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															
Exterior Wall	05	AVERAGE 50	0100	01	3,322	90.4590	94.98	315,524	1991	1991	0	0	0	16.38	83.62	VALUATION BY STANDARD														
Exterior Wall	15	CONC BLOCK 50	1 SINGLE FAM 0% - 2023													Heated Area: 1584 HX Base Yr														
Roof Structure	03	GABLE/HIP 100														FUS 2013														
Roof Cover	03	COMP SHNGL 100														UOP 1993														
Interior Wall	04	PLYWOOD 100	30 UGR 2013 30 UGR 2013 30 UGR 1993 30 UGR 2013 30 UOP 1993 30 UOP 2013													FUS 2013														
Interior Floor	14	CARPET 90														UOP 1993														
Interior Floor	08	SHT VINYL 10	30 UGR 2013 30 UGR 2013 30 UGR 1993 30 UGR 2013 30 UOP 1993 30 UOP 2013													FUS 2013														
Air Condition	03	CENTRAL 100														UOP 1993														
Heating Type	04	AIR DUCTED 100	30 UGR 2013 30 UGR 2013 30 UGR 1993 30 UGR 2013 30 UOP 1993 30 UOP 2013													FUS 2013														
Bedrooms	3	100														UOP 1993														
Bathrooms	2	100	30 UGR 2013 30 UGR 2013 30 UGR 1993 30 UGR 2013 30 UOP 1993 30 UOP 2013													FUS 2013														
Frame Stories	02	WOOD FRAME 100														UOP 1993														
Units	2.	2. 100	30 UGR 2013 30 UGR 2013 30 UGR 1993 30 UGR 2013 30 UOP 1993 30 UOP 2013													FUS 2013														
Occupancy	00	NONE 100														UOP 1993														
Quality	02	Quality Level 02	30 UGR 2013 30 UGR 2013 30 UGR 1993 30 UGR 2013 30 UOP 1993 30 UOP 2013													FUS 2013														
DOR CODE	0100	SINGLE FAMILY														UOP 1993														
MAP NUM		MKT AREA	30 UGR 2013 30 UGR 2013 30 UGR 1993 30 UGR 2013 30 UOP 1993 30 UOP 2013													FUS 2013														
NEIGHBORHOOD/LOC	8001.00															UOP 1993														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	30 UGR 2013 30 UGR 2013 30 UGR 1993 30 UGR 2013 30 UOP 1993 30 UOP 2013													FUS 2013											
FSP	240	40	1993	96	7,624														UOP 1993											
FUS	1,200	100	1993	1,200	95,307	30 UGR 2013 30 UGR 2013 30 UGR 1993 30 UGR 2013 30 UOP 1993 30 UOP 2013													FUS 2013											
FUS	384	100	2013	384	30,498														UOP 1993											
UGR	720	45	1993	324	25,733	30 UGR 2013 30 UGR 2013 30 UGR 1993 30 UGR 2013 30 UOP 1993 30 UOP 2013													FUS 2013											
UGR	240	45	2013	108	8,578														UOP 1993											
UGR	480	45	2013	216	17,155	30 UGR 2013 30 UGR 2013 30 UGR 1993 30 UGR 2013 30 UOP 1993 30 UOP 2013													FUS 2013											
UGR	600	45	2013	270	21,444														UOP 1993											
UOP	600	20	1993	120	9,531	30 UGR 2013 30 UGR 2013 30 UGR 1993 30 UGR 2013 30 UOP 1993 30 UOP 2013													FUS 2013											
UOP	1,342	20	1993	268	21,285														UOP 1993											
UOP	288	20	2013	58	4,607	30 UGR 2013 30 UGR 2013 30 UGR 1993 30 UGR 2013 30 UOP 1993 30 UOP 2013													FUS 2013											
TOTALS	7,336			3,322	263,841														UOP 1993											
EXTRA FEATURES						35002 MARY RD, CALLAHAN													05/08/2026 MLU											
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	0	11	70	770.00	SF	15.00	15.00	100	1986	1986	3	20	2,310														
4	0752	USP	0	0	10	23	230.00	SF	15.00	15.00	100	1993	1993	3	20	690														
5	0201	BARN WD 10	0	0	60	32	1,920.00	SF	17.00	17.00	100	1994	1994	3	20	6,528														
6	0681	POLE SHED	0	0	88	16	1,408.00	SF	15.00	15.00	100	1994	1994	3	20	4,224														
7	0681	POLE SHED	0	0	0	0	1,978.00	SF	15.00	15.00	100	1994	1994	3	20	5,934														
TOTAL OB/XF 19,686																														
LAND DESCRIPTION																														
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													
1	000100	C	RES	0	0007	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	84,000													
REVIEW DATE 01/01/2023 BY CD Total Acres: 3.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 07/09/2026 BY SYS																														