



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 2 6														
Exterior Wall	19	COMMON BRK 100	0900	01	2,455	105.4080	146.52	359,707	1970	1970	0	0	0	37.50	62.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 0													Heated Area: 1934 HX Base Yr													
Roof Cover	03	COMP SHNGL 100															Tax Group: 6 Tax Dist:												
Interior Wall	05	DRYWALL 90															BUILDING MARKET VALUE 247,299												
Interior Wall	04	PLYWOOD 10															TOTAL MARKET OB/XF VALUE 51,782												
Interior Floo	08	SHT VINYL 90															TOTAL LAND VALUE - MARKET 68,000												
Interior Floo	14	CARPET 10															TOTAL MARKET VALUE 367,081												
Air Condition	03	CENTRAL 100	SOH/AGL Deduction 199,457																										
Heating Type	04	AIR DUCTED 100	ASSESSED VALUE 167,624																										
Bedrooms	3	100	TOTAL EXEMPTION VALUE HX HB 51,411																										
Bathrooms	2	100	BASE TAXABLE VALUE 116,213																										
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE 367,081																										
Stories	1.	1. 100	NCON VALUE 0																										
Units	0	100	INCOME VALUE																										
BUD8 Adjustme	06	DIST 1D 100	PREVIOUS YEAR MKT VALUE 355,746																										
Occupancy	00	NONE 100																											
Quality			01	Quality Level 01																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM			MKT AREA											08															
NEIGHBORHOOD/LOC			8001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,934	100	1993	1,934	177,106																								
FCP	484	25	1993	121	11,081																								
FEP	440	80	2008	352	32,234																								
FOP	160	30	1993	48	4,396																								
TOTALS			3,018		2,455	224,817																							
EXTRA FEATURES						614957 RIVER 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												
2	0510	GARAGE WD-	0	100	18	18	324.00	SF	35.00	35.00	100	1980	1980	3	20	2,268													
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470													
5	0860	POOL/SPA	0	100	19	0	1.00	UT	50,000.00	50,000.00	100	1980	1980	04	85	42,500													
22	0510	GARAGE WD-	0	100	20	18	360.00	SF	35.00	35.00	100	2008	2008	3	44	5,544													
TOTAL OB/XF 51,782																													
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES	100	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	34,000.00	34,000.00	68,000												
REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS																													

[illegible]