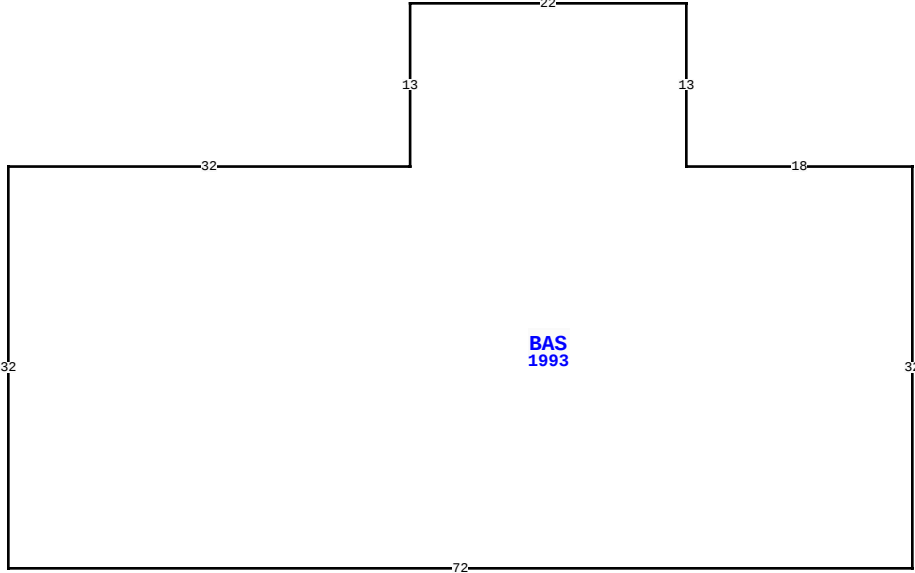




BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6														
Exterior Wall	16	WD FR STUC 90	1101	04	2,590	81.9000	121.21	313,934	1940	1970	0	0	0	50.00	50.00	VALUATION SUMMARY													
Exterior Wall	05	AVERAGE 10	1 RETAILSTOR 0% - 0													Heated Area: 2590 HX Base Yr													
Roof Structure	04	WOOD TRUSS 100															VALUATION BY				STANDARD								
Roof Cover	12	MODULAR MT 100															Tax Group: 6				Tax Dist:								
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE				156,967								
Interior Floor	08	SHT VINYL 90															TOTAL MARKET OB/XF VALUE				15,617								
Interior Floor	14	CARPET 10															TOTAL LAND VALUE - MARKET				170,052								
Ceiling	01	FIN.SUSPD 100															TOTAL MARKET VALUE				342,636								
Air Condition	03	CENTRAL 100															SOH/AGL Deduction				63,104								
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE				279,532								
Fixtures	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE				0								
Frame	02	8 100															BASE TAXABLE VALUE				279,532								
Story Height	15	100	TOTAL JUST VALUE				342,636																						
RMS	06	DIST 1D 100	NCON VALUE				0																						
Stories	1.	1. 100	INCOME VALUE				329,246																						
Units	00	OWNER OCC 100																											
BUD8 Adjustme	03	Quality Level 03																											
Occupancy	1100	STORES, 1 STORY																											
Quality	07																												
DOR CODE	1290.100																												
MAP NUM																													
NEIGHBORHOOD/LOC																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,590	100	1993	2,590	156,967																								
TOTALS	2,590			2,590	156,967																								
EXTRA FEATURES						542510 LEM TURNER 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	0803	ASPHALT C	0	0	0	0			5,872.00	SF	2.00				5,872														
2	0810	CONCRETE A	0	0	45	3			135.00	SF	6.50				254														
3	0423	CL FNC 5'	0	0	0	0			589.00	LF	6.85				807														
4	0681	POLE SHED	0	0	35	24			840.00	SF	15.00				2,520														
5	1242	WD DECK A	0	0	24	5			120.00	SF	10.00				240														
6	0803	ASPHALT C	0	0	0	0			1,303.00	SF	2.00				1,303														
7	0443	STK FNC 6'	0	0	0	0			97.00	LF	10.00				194														
8	0463	FENCE GATE	0	0	0	0			2.00	UT	300.00				174														
9	0756	FEP	0	0	40	5			200.00	SF	27.00				1,080														
10	0351	CARPORT MT	0	0	17	7			119.00	SF	10.00				238														
LAND DESCRIPTION						TOTAL OB/XF 12,682																							
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	001100	C	STORE 1FLR	0	0004	CG	210.00	190.00	36,768.00	SF		1.00	1.00	0.50	9.25	4.63	170,052												
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.84 Total Land Value: 170,052 Market: 0 Agricultural: 0 Common: 170,052 PRINTED 07/09/2026 BY SYS																													

[illegible]