



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		15	CONC BLOCK 100		1101	04	1,725	98.0406	145.10	250,298	1942	1975	0	0	0	50.00	50.00	VALUATION BY		STANDARD																	
Roof Structur		04	WOOD TRUSS 100		1 RETAILSTOR 0% - 0													Heated Area: 1662																			
Roof Cover		12	MODULAR MT 100															HX Base Yr																			
Interior Wall		05	DRYWALL 60															BUILDING MARKET VALUE										442,690									
Interior Wall		04	PLYWOOD 40															TOTAL MARKET OB/XF VALUE										99,247									
Interior Floo		13	LVT/LAMNT 70															TOTAL LAND VALUE - MARKET										372,750									
Interior Floo		08	SHT VINYL 30															TOTAL MARKET VALUE										914,687									
Ceiling		01	FIN.SUSPD 100															SOH/AGL Deduction										133,744									
Air Condition		03	CENTRAL 100															ASSESSED VALUE										780,943									
Heating Type		04	AIR DUCTED 100															TOTAL EXEMPTION VALUE										0									
Fixtures		04	6 100															BASE TAXABLE VALUE										780,943									
Frame		03	MASONRY 100															TOTAL JUST VALUE										914,687									
Story Height		9	100															NCON VALUE										0									
RMS		10	100		INCOME VALUE																																
Stories		1.	1. 100		PREVIOUS YEAR MKT VALUE										847,767																						
Units		0	100																																		
Occupancy		00	NONE 100																																		
Quality		03	Quality Level 03																																		
DOR CODE		1100	STORES, 1 STORY																																		
MAP NUM			MKT AREA				08																														
NEIGHBORHOOD/LOC		1290.100																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
AOF	160	100	1993	160	11,608																																
AOF	530	100	1996	530	38,452																																
BAS	972	100	1993	972	70,519																																
CAN	210	30	1994	63	4,571																																
TOTALS		1,872			1,725	125,149																															
EXTRA FEATURES					541669 US HWY 1, 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	103	42			4,326.00	SF	1.00			1.00	100	2000	2000	3	50	2,163																	
2	0812	CONCRETE C	0	0	0	0			4,337.00	SF	2.00			2.00	100	1995	1995	3	66	5,725																	
3	4950	BOLLARD	0	0	0	0			6.00	UT	100.00			100.00	100	1980	1980	3	100	600																	
4	0506	FLAGPOLE B	0	0	0	0			62.00	LF	100.00			100.00	100	1999	1999	3	20	1,240																	
5	0402	CONC BUMPE	0	0	0	0			3.00	UT	25.00			25.00	100	1990	1990	3	64	48																	
6	6001	ROLLUP DR	0	0	0	0			1.00	UT	400.00			400.00	100	1995	1995	3	20	80																	
7	0473	VF 3 RAIL	0	0	0	0			125.00	LF	7.50			7.50	100	1997	1997	3	36	338																	
8	0812	CONCRETE C	0	0	60	20			1,200.00	SF	4.00			4.00	100	2019	2019	3	97	4,656																	
9	0803	ASPHALT C	0	0	0	0			14,280.00	SF	2.00			2.00	100	2021	2021	3	84	23,990																	
10	0940	SHEDS/PORT	0	0	12	8			96.00	SF	30.00			30.00	100	2019	2019	3	78	2,246																	
LAND DESCRIPTION					TOTAL OB/XF															41,086																	
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	CI	0.00	0.00	213,000.00	SF		1.00	1.00	1.00	1.75	1.75	372,750																			

[illegible]