

[illegible]



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	25	MOD METAL 100	6500	01	1,600	66.8610	26.08	41,728	2017	2017	0	0	0	8.00	92.00	STANDARD																									
Roof Structur	03	GABLE/HIP 100	2 GARAGE RES 0% - 0														Heated Area: 1600																								
Roof Cover	12	MODULAR MT 100															HX Base Yr																								
Interior Wall	01	MINIMUM 100	BAS 2017																																						
Interior Floo	03	CONC FINSH 100																																							
Air Condition	01	NONE 100																																							
Heating Type	01	NONE 100																																							
Bedrooms		0 100																																							
Bathrooms		0 100																																							
Frame	05	STEEL 100																																							
Stories	1.	1. 100																																							
Units		0 100																																							
Occupancy	00	NONE 100																																							
Quality			06	Quality Level 06																																					
DOR CODE			0700	MISC RESIDENTIAL																																					
MAP NUM				MKT AREA													05																								
NEIGHBORHOOD/LOC			5001.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	1,600	100	2017	1,600	38,390																																				
TOTALS			1,600			1,600	38,390																																		
EXTRA FEATURES						47299 SAWTOOTH RDG, 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																									
																		BLD DATE												LGL DATE											
																		XF DATE												LAND DATE											
																		INC DATE												AG DATE											
																														05/08/2026 MLU											
LAND DESCRIPTION						TOTAL OB/XF												0																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
REVIEW DATE 01/01/2023 BY CD Total Acres: 12.80 Total Land Value: 217,600 Market: 0 Agricultural: 0 Common: 217,600 PRINTED 07/09/2026 BY SYS																																									

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 3		4							
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		25		MOD METAL 100		6500		01		330		64.1300		25.01		8,253		2017		2017		0		0		8.00		92.00		VALUATION BY					STANDARD				
Roof Structur				N/A 100		3		GARAGE RES		0%		- 0				Heated Area: 220				HX Base Yr										Tax Group: 4					Tax Dist:				
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					129,107				
Interior Wall		01		MINIMUM 100																										TOTAL MARKET OB/XF VALUE					21,907				
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					217,600				
Air Condition		01		NONE 100																										TOTAL MARKET VALUE					368,614				
Heating Type		01		NONE 100																										SOH/AGL Deduction					104,415				
Bedrooms				0 100																										ASSESSED VALUE					264,199				
Bathrooms				0 100																										TOTAL EXEMPTION VALUE					0				
Frame				05 STEEL 100																										BASE TAXABLE VALUE					264,199				
Stories		1.		1. 100																										TOTAL JUST VALUE					368,614				
Units				0 100																										NCON VALUE					0				
Occupancy		00		NONE 100																										INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					352,099				