



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	20	FACE BRICK 90	0900	01	2,880	90.7758	126.18	363,398	1990	1990	0	0	0	24.48	75.52	VALUATION BY																									
Exterior Wall	12	CEDAR 10	1 SNGL FAM 100% - 1991													Heated Area: 2225													HX Base Yr 1991												
Roof Structure	03	GABLE/HIP 100														Tax Group: 4													Tax Dist:												
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE													274,438												
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE													25,878												
Interior Floor	14	CARPET 70														TOTAL LAND VALUE - MARKET													50,000												
Interior Floor	08	SHT VINYL 30														TOTAL MARKET VALUE													350,316												
Air Condition	03	CENTRAL 100														SOH/AGL Deduction													167,917												
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE													182,399												
Bedrooms	03	3 100														TOTAL EXEMPTION VALUE													51,411												
Bathrooms	02	2 100														BASE TAXABLE VALUE													130,988												
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE													350,316												
Stories	1.	1. 100	NCON VALUE													0																									
Units	0	0 100	INCOME VALUE																																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE													353,901																									
Quality			01	Quality Level 01																																					
DOR CODE			0100	SINGLE FAMILY																																					
MAP NUM			MKY AREA													05																									
NEIGHBORHOOD/LOC			5001.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	2,225	100	1993	2,225	212,023																																				
FEP	288	80	2009	230	21,917																																				
FGR	462	55	1993	254	24,204																																				
FOP	181	30	1993	54	5,146																																				
FST	108	55	1993	59	5,622																																				
UOP	192	20	2009	38	3,621																																				
UST	44	45	1993	20	1,906																																				
TOTALS	3,500			2,880	274,438																																				
EXTRA FEATURES						46280 MIDDLE 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240																									
3	1242	WD DECK A	0	100	10	11	110.00	SF	10.00	10.00	100	2000	2000	3	20	220																									
5	0680	POLE SHED	0	100	12	8	96.00	SF	10.00	10.00	100	1992	1992	3	20	192																									
6	0940	SHEDS/PORT	0	100	12	17	204.00	SF	30.00	30.00	100	1992	1992	3	20	1,224																									
7	0510	GARAGE WD-	0	100	24	25	600.00	SF	35.00	35.00	100	2014	2014	3	68	14,280																									
8	0351	CARPORT MT	0	100	12	25	300.00	SF	10.00	10.00	100	2014	2014	3	55	1,650																									
9	0351	CARPORT MT	0	100	12	25	300.00	SF	10.00	10.00	100	2014	2014	3	55	1,650																									
10	1242	WD DECK A	0	100	0	0	804.00	SF	10.00	10.00	100	2014	2014	3	55	4,422																									
TOTAL OB/XF																		25,878																							
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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000																								
REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS																																									