



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	20	FACE BRICK 100	0900	01	2,770	92.4480	128.50	355,945	1990	1990	0	0	0	25.25	74.75	VALUATION BY		STANDARD														
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM 0% - 0										Heated Area: 2328					HX Base Yr					Tax Group: 4		Tax Dist:							
Roof Cover	12	MODULAR MT 100											BUILDING MARKET VALUE					266,069														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					18,686														
Interior Floor	14	CARPET 80											TOTAL LAND VALUE - MARKET					161,500														
Interior Floor	08	SHT VINYL 20											TOTAL MARKET VALUE					311,029														
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					10,700														
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					301,229														
Bedrooms	3	100											TOTAL EXEMPTION VALUE					0														
Bathrooms	2	100											BASE TAXABLE VALUE					301,229														
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					446,255														
Stories	1.	1. 100											NCON VALUE					0														
Units	0	100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					438,374																								
Quality			01	Quality Level 01																												
DOR CODE			5000 IMPROVED AG																													
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	2,034	100	1993	2,034	195,373																											
BAS	294	100	2003	294	28,240																											
FGR	462	55	1993	254	24,398																											
FOP	356	30	1993	107	10,278																											
FST	147	55	1993	81	7,781																											
TOTALS			3,293		2,770	266,069																										
EXTRA FEATURES			56126 BOGGY TRL, CALLAHAN																													
			BLD DATE										LGL DATE					05/08/2026		MLU												
			XF DATE										LAND DATE					03/28/2025		KBA												
			INC DATE										AG DATE																			
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	0511	GARAGE CB-	0	0	28	26	728.00	SF	40.00	40.00	100	1990	1990	3	54.5	15,870																
2	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1975	1975	3	20	576																
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240																