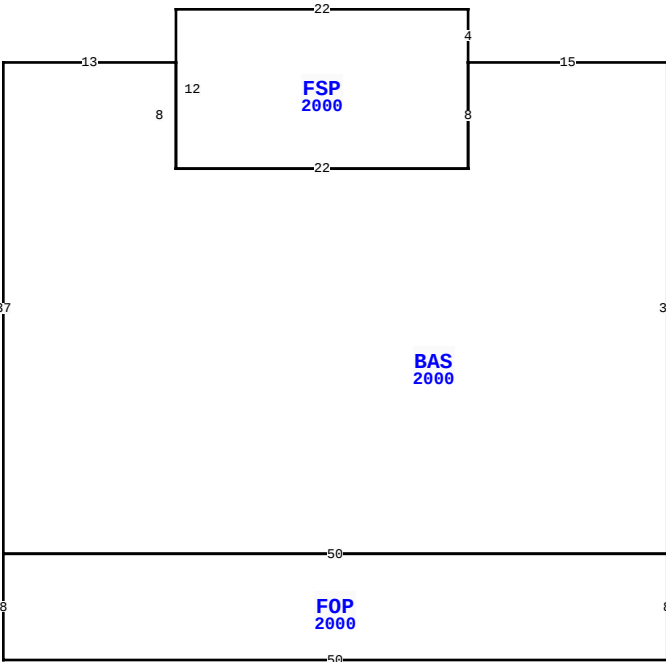


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
Exterior Wall		05	AVERAGE 100		0100	01	1,900	107.4080	112.78	214,282	2000	2000		0	0	0	12.25	87.75	VALUATION BY					STANDARD					
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM 100% - 2001															Heated Area: 1674					HX Base Yr 2001				
Roof Cover		12	MODULAR MT 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floor		14	CARPET 80																										
Interior Floor		11	CLAY TILE 20																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			3 100																										
Bathrooms			2 100																										
Frame		02	WOOD FRAME 100																										
Stories		1.	1. 100																										
Units			0 100																										
Occupancy		00	NONE 100																										
Quality		03	Quality Level 03																										
DOR CODE		5000	IMPROVED AG																										
MAP NUM			MKT AREA		08																								
NEIGHBORHOOD/LOC		8001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,674	100	2000	1,674	165,667																								
FOP	400	30	2000	120	11,876																								
FSP	264	40	2000	106	10,491																								
TOTALS		2,338			1,900	188,032																							
EXTRA FEATURES					441173 SANDY FORD 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	2000	2000	3	81	2,835													
3	0681	POLE SHED	0	100	40	36	1,440.00	SF	15.00	15.00	100	2008	2008	3	44	9,504													
4	0681	POLE SHED	0	100	14	40	560.00	SF	15.00	15.00	100	2015	2015	3	71	5,964													
LAND DESCRIPTION										TOTAL OB/XF										18,303									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000												
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	8.46	AC		1.00	1.00	1.00	395.00	395.00	3,342												
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.46	AC		1.00	1.00	1.00	19,000.00	19,000.00	160,740												
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 9.46		Total Land Value: 22,342			Market: 160,740			Agricultural: 3,342			Common: 19,000			PRINTED 07/09/2026 BY SYS									