

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
Exterior Wall										0900										4									
Roof Structure										01 3,139 104.4200 145.14 455,594 2016 2016 0 0 0 4.00 96.00										4									
Roof Cover										1 SNGL FAM 100% - 2017										Heated Area: 2562 HX Base Yr 2017									
Interior Wall										FOP 2016										BAS 2016									
Interior Floor										05 DRYWALL 100										FGR 2016									
Interior Floor										11 CLAY TILE 50										FUS 2016									
Interior Floor										14 CARPET 50										STR 2016									
Air Condition										03 CENTRAL 100										UUS 2016									
Heating Type										04 AIR DUCTED 100																			
Bedrooms										4 100																			
Bathrooms										3.5 100																			
Frame										02 WOOD FRAME 100																			
Stories										2. 2. 100																			
Units										0 100																			
Occupancy										00 NONE 100																			
Quality										03 Quality Level 03																			
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										1,792 100 2016 1,792 249,687																			
FGR										441 55 2016 243 33,858																			
FOP										292 30 2016 88 12,261																			
FOP										306 30 2016 92 12,819																			
FUS										770 100 2016 770 107,288																			
STR										72 10 2016 7 975																			
UUS										294 50 2016 147 20,483																			
TOTALS										3,967 3,139 437,370										53296 EQUESTRIAN WAY, CALLAHAN									
EXTRA FEATURES										BLD DATE										LGL DATE									
										XF DATE										LAND DATE									
										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										05/08/2026 MLU									
03/28/2025 KBA																													
BAS=[YR=2016;ORIG=0,0] W15 W6 N7 W1 U2L2 W4 D2L2 W21 S4 W15																													
S32 E8 E6 S2 E13 N2 E5 S2 E13 N23 E21 N8 \$																													
FUS=[YR=2016;ORIG=30,-1] E13 S14 S14 S10 W13 N2 W5 S2 W13 N21																													
E5 S8 E10 N4 E3 N21 \$																													
FGR=[YR=2016;ORIG=-15,29] E15 N21 W21 S21 E6 \$																													
FOP=[YR=2016;ORIG=-15,0] N13 W42 S10 E6 N4 E21 U2R2 E4 D2R2																													
E1 S7 E6 \$																													
UUS=[YR=2016;ORIG=43,13] E21 S14 W21 N14 \$																													
FOP=[YR=2016;ORIG=-58,29] S8 E43 N8 W6 S2 W13 N2 W5 S2 W13 N2																													
W6 \$																													
STR=[YR=2016;ORIG=17,16] S8 E10 N4 W2 N4 W8 \$																													
PTR=[ORIG=0,0] E30 W30 \$																													
LAND DESCRIPTION										TOTAL OB/XF										17,040									
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 005000										C										AGRICULTURAL									
100																													
2 005500										A										TIMBER 2 N S									
0																													
3 009910										M										MARKET VALUE									
0																													
REVIEW DATE										01/06/2023										BY									
KWA										Total Acres: 10.37										Total Land Value: 24,966									
Market: 187,400										Agricultural: 4,966										Common: 20,000									
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