



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 2										
Exterior Wall	05	AVERAGE 80	0100	01	3,821	90.4500	94.97	362,880	1944	1981	0	0	0	20.50	79.50	VALUATION SUMMARY										
Exterior Wall	07	ASB SHNGLE 20	1 SINGLE FAM 100% - 0													STANDARD										
Roof Structure	03	GABLE/HIP 100	Heated Area: 3616													HX Base Yr 1986										
Roof Cover	03	COMP SHNGL 100																								
Interior Wall	05	DRYWALL 100																								
Interior Floor	14	CARPET 70																								
Interior Floor	11	CLAY TILE 30																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms	3	100																								
Bathrooms	2	100																								
Frame	02	WOOD FRAME 100																								
Stories	2.	2. 100																								
Units	0	100																								
BUD8 Adjustme	06	DIST 1D 100																								
Occupancy	00	NONE 100																								
Quality	03	Quality Level 03																								
DOR CODE	1200	STORE/OFFICE/RES																								
MAP NUM		MKT AREA														08										
NEIGHBORHOOD/LOC	8002.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAL	120	15	1993	18	1,359																					
BAS	2,656	100	1993	2,656	200,531																					
BAS	384	100	2008	384	28,992																					
FEP	224	80	1993	179	13,515																					
FUS	576	100	1993	576	43,489																					
PTO	170	5	2008	8	604																					
TOTALS	4,130			3,821	288,490																					
EXTRA FEATURES						540127 US HWY 1, 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	0680	POLE SHED	0	100	67	56	3,752.00	SF	10.00	10.00	100	1980	1980	3	20	7,504										
2	0865	POOL SF	0	100	0	0	461.00	SF	80.00	80.00	100	1986	1986	65	23,972											
3	0845	KOOL DECK	0	100	0	0	716.00	SF	7.25	7.25	100	1986	1986	3	44	2,284										
4	0940	SHEDS/PORT	0	100	0	0	180.00	SF	20.10	20.10	100	1970	1970	3	20	724										
5	0462	ST/AL FNC	0	0	0	0	570.00	SF	10.00	10.00	100	1990	1990	3	20	1,140										
6	0812	CONCRETE C	0	100	0	0	1,160.00	SF	4.00	4.00	100	1998	1998	3	72	3,341										
7	0810	CONCRETE A	0	100	0	0	378.00	SF	6.50	6.50	100	1980	1980	3	29	713										
8	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1998	1998	3	24	1,200										
9	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00	13.00	100	1998	1998	3	20	1,498										
10	0940	SHEDS/PORT	0	100	15	10	150.00	SF	19.50	19.50	100	1985	1985	3	20	585										
LAND DESCRIPTION						TOTAL OB/XF										42,961										
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	000100	C	RES	100		OR	0.00	0.00	1.42	AC		1.00	1.00	1.00	50,000.00	50,000.00	71,000									
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	6.50	AC		1.00	1.00	1.00	530.00	530.00	3,445									
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	32.50	AC		1.00	1.00	1.00	170.00	170.00	5,525									
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	39.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	136,500									
5	002700	C	AUTO SALES	0		OR	0.00	0.00	25.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	87,500									
REVIEW DATE		01/01/2023		BY CD		Total Acres: 65.42			Total Land Value: 167,470			Market: 136,500			Agricultural: 8,970			Common: 158,500			PRINTED 07/09/2026 BY SYS					

THOMPSON D DEBRA/
540111 US HWY 1
CALLAHAN, FL 32011

37-1N-25-0000-0017-0000

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