



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	15	CONC BLOCK 100	2703	04	1,323	96.6000	48.06	63,583	1955	1955	0	0	0	50.00	50.00	VALUATION SUMMARY																								
Roof Structur	13	P-STRESS C 100	1 GARAGE 0% - 0														STANDARD																							
Roof Cover	04	BUILT-UP 100	Heated Area: 1320														HX Base Yr																							
Interior Wall	01	MINIMUM 100															VALUATION BY																							
Interior Floo	03	CONC FINSH 100															Tax Group: 4												Tax Dist:											
Ceiling	01	FIN.SUSPD 100															BUILDING MARKET VALUE												31,792											
Air Condition	04	ROOF TOP 100															TOTAL MARKET OB/XF VALUE												5,284											
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET												42,500											
Fixtures	4	100															TOTAL MARKET VALUE												79,576											
Frame	04	REIN CONC 100															SOH/AGL Deduction												0											
Story Height	12	100															ASSESSED VALUE												79,576											
RMS	1	100															TOTAL EXEMPTION VALUE												0											
Stories	1.	1. 100															BASE TAXABLE VALUE												79,576											
Units	0	100	TOTAL JUST VALUE												79,576																									
BUD8 Adjustme	04	DIST 01 100	NCON VALUE												1,800																									
Occupancy	00	NONE 100	INCOME VALUE												0																									
			PREVIOUS YEAR MKT VALUE												76,175																									
Quality			03	Quality Level 03																																				
DOR CODE			9100 UTILITIES																																					
MAP NUM			MKT AREA 09																																					
NEIGHBORHOOD/LOC			9001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,320	100	1993	1,320	31,720																																			
PTO	12	5	1993	1	24																																			
PTO	20	5	1993	1	24																																			
PTO	24	5	1993	1	24																																			
TOTALS			1,376		1,323	31,792																																		
EXTRA FEATURES						36122 M SIKES 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	0430	CL FNC 6B	0	0	268	0	268.00	LF	9.70	9.70	100	1980	1980	3	20	520																								
2	0465	FNC GT 15'	0	0	0	0	1.00	UT	450.00	450.00	100	1980	1980	3	20	90																								
3	0803	ASPHALT C	0	0	0	0	2,634.00	SF	2.00	2.00	100	1980	1980	3	50	2,634																								
4	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	1980	1980	3	20	240																								
5	0351	CARPORT MT	0	0	18	10	180.00	SF	10.00	10.00	100	2026	2025		100	1,800																								
TOTAL OB/XF 5,284																																								
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	009101	C	TOWER SITE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	21,250.00	21,250.00	42,500																							
REVIEW DATE 02/06/2026 BY KWA Total Acres: 2.00 Total Land Value: 42,500 Market: 0 Agricultural: 0 Common: 42,500 PRINTED 07/09/2026 BY SYS																																								