

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																											
ELEMENT	CD	12	03	03	05	14	11	03	04	02	2.	06	00	06	0100	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group:	Tax Dist:	STANDARD								
Exterior Wall	03	CEDAR 100	03	GABLE/HIP 100	05	COMP SHNGL 100	11	CLAY TILE 40	04	WOOD FRAME 100	2.	DIST 1D 100	00	NONE 100	06	0100	08	BAS	1,200	100	1993	1,200	160,834	0900	01	2,297	132.0844	183.60	421,729	1971	1971	0	0	27.00	73.00	Valuation Summary	6		6								
Roof Structur	03	GABLE/HIP 100	03	GABLE/HIP 100	05	COMP SHNGL 100	11	CLAY TILE 40	04	WOOD FRAME 100	2.	DIST 1D 100	00	NONE 100	06	0100	08	BAS	468	100	1997	468	62,725	1	SNGL FAM	100%	2025	Heated Area: 2188										HX Base Yr 2025									
Roof Cover	03	COMP SHNGL 100	05	COMP SHNGL 100	05	COMP SHNGL 100	11	CLAY TILE 40	04	WOOD FRAME 100	2.	DIST 1D 100	00	NONE 100	06	0100	08	BAS	21	30	1993	6	804																								
Interior Wall	05	COMP SHNGL 100	05	COMP SHNGL 100	05	COMP SHNGL 100	11	CLAY TILE 40	04	WOOD FRAME 100	2.	DIST 1D 100	00	NONE 100	06	0100	08	BAS	240	40	2017	96	12,867																								
Interior Floo	14	CARPET 60	05	COMP SHNGL 100	05	COMP SHNGL 100	11	CLAY TILE 40	04	WOOD FRAME 100	2.	DIST 1D 100	00	NONE 100	06	0100	08	BAS	520	100	1993	520	69,695																								
Interior Floo	11	CLAY TILE 40	05	COMP SHNGL 100	05	COMP SHNGL 100	11	CLAY TILE 40	04	WOOD FRAME 100	2.	DIST 1D 100	00	NONE 100	06	0100	08	BAS	140	5	1993	7	938																								
Air Condition	03	CENTRAL 100	05	COMP SHNGL 100	05	COMP SHNGL 100	11	CLAY TILE 40	04	WOOD FRAME 100	2.	DIST 1D 100	00	NONE 100	06	0100	08	BAS																													
Heating Type	04	AIR DUCTED 100	05	COMP SHNGL 100	05	COMP SHNGL 100	11	CLAY TILE 40	04	WOOD FRAME 100	2.	DIST 1D 100	00	NONE 100	06	0100	08	BAS																													
Bedrooms		4 100	05	COMP SHNGL 100	05	COMP SHNGL 100	11	CLAY TILE 40	04	WOOD FRAME 100	2.	DIST 1D 100	00	NONE 100	06	0100	08	BAS																													
Bathrooms		2.5 100	05	COMP SHNGL 100	05	COMP SHNGL 100	11	CLAY TILE 40	04	WOOD FRAME 100	2.	DIST 1D 100	00	NONE 100	06	0100	08	BAS																													
Frame	02	WOOD FRAME 100	05	COMP SHNGL 100	05	COMP SHNGL 100	11	CLAY TILE 40	04	WOOD FRAME 100	2.	DIST 1D 100	00	NONE 100	06	0100	08	BAS																													
Stories		2. 100	05	COMP SHNGL 100	05	COMP SHNGL 100	11	CLAY TILE 40	04	WOOD FRAME 100	2.	DIST 1D 100	00	NONE 100	06	0100	08	BAS																													
Units	2.	2. 100	05	COMP SHNGL 100	05	COMP SHNGL 100	11	CLAY TILE 40	04	WOOD FRAME 100	2.	DIST 1D 100	00	NONE 100	06	0100	08	BAS																													
BUD8 Adjustme	06	DIST 1D 100	05	COMP SHNGL 100	05	COMP SHNGL 100	11	CLAY TILE 40	04	WOOD FRAME 100	2.	DIST 1D 100	00	NONE 100	06	0100	08	BAS																													
Occupancy	00	NONE 100	05	COMP SHNGL 100	05	COMP SHNGL 100	11	CLAY TILE 40	04	WOOD FRAME 100	2.	DIST 1D 100	00	NONE 100	06	0100	08	BAS																													
Quality		06	Quality Level 06																																												
DOR CODE		0100	SINGLE FAMILY																																												
MAP NUM		MKT AREA																		08																											
NEIGHBORHOOD/LOC		8001.00																																													
TOTALS		2,589																			2,297	307,862																									
EXTRA FEATURES		36016 ATKINSON LN, CALLAHAN																																													
L N		OB/XF CODE																																													
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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	12	CEDAR 100		6500	01	915	103.0860	40.20	36,783	1971	1971	0	0	0	50.00	50.00	VALUATION BY																										
Roof Structur	03	GABLE/HIP 100		2 GARAGE RES 100% - 2025										Heated Area: 900										HX Base Yr 2025																			
Roof Cover	03	COMP SHNGL 100		BAS 2024 PTO 2024																				Tax Group: 6										Tax Dist:									
Interior Wall	04	PLYWOOD 100																						BUILDING MARKET VALUE										326,254									
Interior Floo	03	CONC FINSH 100																						TOTAL MARKET OB/XF VALUE										0									
Air Condition	01	NONE 100																						TOTAL LAND VALUE - MARKET										26,400									
Heating Type	01	NONE 100																						TOTAL MARKET VALUE										352,654									
Bedrooms	0	100																						SOH/AGL Deduction										0									
Bathrooms	0	100																						ASSESSED VALUE										352,654									
Frame	02	WOOD FRAME 100																						TOTAL EXEMPTION VALUE										HX HB 51,411									
																								BASE TAXABLE VALUE										301,243									
																								TOTAL JUST VALUE										352,654									
																								NCON VALUE										0									
														INCOME VALUE																													
														PREVIOUS YEAR MKT VALUE										360,861																			