



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		20	FACE BRICK 100		0900	01	1,811	117.6000	163.46	296,026	2016	2016		0	0	6.75	93.25	VALUATION BY				STANDARD								
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM 0% - 0										Heated Area: 1560				HX Base Yr				Tax Group: 6				Tax Dist:			
Roof Cover		03	COMP SHNGL 100																BUILDING MARKET VALUE				276,044							
Interior Wall		05	DRYWALL 100																TOTAL MARKET OB/XF VALUE				0							
Interior Floo		08	SHT VINYL 50																TOTAL LAND VALUE - MARKET				61,000							
Interior Floo		14	CARPET 50																TOTAL MARKET VALUE				337,044							
Air Condition		03	CENTRAL 100																SOH/AGL Deduction				0							
Heating Type		04	AIR DUCTED 100																ASSESSED VALUE				337,044							
Bedrooms			4 100																TOTAL EXEMPTION VALUE				0							
Bathrooms			2 100																BASE TAXABLE VALUE				337,044							
Frame		02	WOOD FRAME 100																TOTAL JUST VALUE				337,044							
Stories		1.	1. 100																NCON VALUE				0							
Units			0 100																INCOME VALUE											
Occupancy		00	NONE 100																PREVIOUS YEAR MKT VALUE				335,099							
Quality		04	Quality Level 04																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM			MKT AREA																				08							
NEIGHBORHOOD/LOC		8015.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														SALES DATA											
BAS	1,560	100	2016	1,560	237,786														OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
FGR	436	55	2016	240	36,582														2724/424	7/01/2024	SW	U	I	11	100					
FOP	20	30	2016	6	915														GRANTOR: GORE RICHARD R & JUDY											
PTO	100	5	2016	5	762														GRANTEE: GORE RICHARD R LIVI											
TOTALS		2,116			1,811	276,044	BLD DATE				LGL DATE		05/04/2026		MLU															
EXTRA FEATURES		54096 BAYLAND DR, CALLAHAN					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														