



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structure	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	01	MINIMUM 100			
Interior Floor	03	CONC FINSH 100			
Ceiling	04	NONE 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Fixtures		5 100			
Frame	05	STEEL 100			
Story Height		18 100			
RMS		4 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	OWNER OCC 100			
Quality	03	Quality Level 03			
DOR CODE	2500	REPAIR SERVICE			
MAP NUM		MKT AREA 08			
NEIGHBORHOOD/LOC	1290.100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,040	100	1996	1,040	47,015
BAS	160	100	1996	160	7,233
BAS	3,600	100	1996	3,600	162,743
UCP	1,200	20	1996	240	10,849
TOTALS	6,000			5,040	227,840

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0466	FNC GT 20'	0	0	0	0	
2	0430	CL FNC 6B	0	0	0	0	
3	0803	ASPHALT C	0	0	0	0	
4	0812	CONCRETE C	0	0	0	0	
5	6001	ROLLUP DR	0	0	0	0	
6	0978	SECURTY LT	0	0	0	0	
7	0810	CONCRETE A	0	0	30	16	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002500	C	SRVC SHOPS	0	0004	CI	0.00	0.00	87,120.00	SF	1.00
2	009630	C	SWAMP	0	0004	CI	0.00	0.00	15.55	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2501	04	5,040	73.2564	66.48	335,059	1996	1996	0	0	0 32.00	68.00
1 SERV SHOP 0% - 0 Heated Area: 4800 HX Base Yr											
The diagram shows a large rectangular plot divided into three sections. The left section is an irregular shape with dimensions 20, 18, 8, 10, 18, 8, 10, 24, and 20. It contains the label 'AOF 1996' in blue. The middle section is a large rectangle with dimensions 60, 60, 60, and 60. It contains the label 'BAS 1996' in blue. The right section is a rectangle with dimensions 20, 60, 60, and 60. It contains the label 'UCP 1996' in blue. The overall plot dimensions are 20, 60, 60, and 20.											
BLD DATE				02/25/2020		KKA	LGL DATE				
XF DATE				02/25/2020		KKA	LAND DATE		05/12/2026		
INC DATE							AG DATE				
						450124 SR 200, CALLAHAN		05/12/2026			
									DC		

TOTAL OB/XF											
22,425											

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22,425											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				227,840			
TOTAL MARKET OB/XF VALUE				22,425			
TOTAL LAND VALUE - MARKET				356,255			
TOTAL MARKET VALUE				606,520			
SOH/AGL Deduction				176,908			
ASSESSED VALUE				429,612			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				429,612			
TOTAL JUST VALUE				606,520			
NCON VALUE				0			
INCOME VALUE				4843913			
PREVIOUS YEAR MKT VALUE				601,095			