



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 6													
Exterior Wall	05	AVERAGE 100	0100	01	1,424	121.9920	110.10	156,782	1989	1989	0	0	0	15.50	84.50	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2014												Heated Area: 1200													
Roof Cover	12	MODULAR MT 100													HX Base Yr 2014													
Interior Wall	05	DRYWALL 100																										
Interior Floo	13	LVT/LAMMT 70																										
Interior Floo	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	1.	1. 100																										
Units		0 100																										
Occupancy	00	NONE 100																										
Quality			03	Quality Level 03																								
DOR CODE			0100 SINGLE FAMILY																									
MAP NUM			MKT AREA 08																									
NEIGHBORHOOD/LOC			8001.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,200	100	1,200	111,641																								
FEP	200	80	160	14,886																								
FOP	102	30	31	2,884																								
FOP	110	30	33	3,070																								
TOTALS			1,612	1,424	132,481																							
EXTRA FEATURES					44315 COTTONTAIL TRL, 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	0940	SHEDS/PORT	0 100	10	12	120.00	SF	13.20	13.20	100	1970	1970	3	20	317													
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380													
3	0810	CONCRETE A	0 100	0	0	320.00	SF	6.50	6.50	100	2004	2004	3	86	1,789													
4	0861	POOL GUNIT	0 100	30	15	450.00	SF	85.00	85.00	100	2002	2002	3	32	12,240													
5	0845	KOOL DECK	0 100	0	0	489.00	SF	7.25	7.25	100	2002	2002	3	83	2,943													
6	0510	GARAGE WD-	0 100	25	24	600.00	SF	35.00	35.00	100	1998	1998	3	27	5,670													
7	0350	CARPORT WD	0 100	24	17	408.00	SF	9.75	9.75	100	1998	1998	3	20	796													
TOTAL OB/XF 26,135																												
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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	160,000											
REVIEW DATE 09/26/2018 BY TWA Total Acres: 10.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS																												