



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	1,848	111.0000	131.81	243,585	2020	2020	0	0	1.50	98.50	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2021												Heated Area: 1572														
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2021														
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMMT 50																											
Interior Floo	14	CARPET 50																											
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			8124.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,572	100	1,572	204,097																									
FGR	466	55	256	33,237																									
FOP	25	30	8	1,038																									
PTO	240	5	12	1,558																									
TOTALS			2,303	1,848	239,931																								
EXTRA FEATURES			52092 ALBANY PL, 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	0810	CONCRETE A	0 100	0	0	976.00	SF	6.50	6.50	100	2020	2020	3	99	6,281														
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
BAS=[YR=2020] W9 PTO=[YR=2020] N12 W20 S12 E20\$ W31 S48 E14 N1 FOP=[YR=2020] E5 FGR=[YR=2020] S8 E21 N25 W10 S5 W8 D3 L3 S9\$ N5 W5 S5\$ N5 E5 N4 U3 R3 E8 N5 E10 N30\$.																													
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	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000												
REVIEW DATE 10/20/2020 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																													