



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										
Exterior Wall	20	FACE BRICK 100	0900	01	4,577	102.4002	121.60	556,563	2010	2010		0	0	9.00	91.00	VALUATION SUMMARY										
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2023												Heated Area: 3893											
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2023											
Interior Wall	05	DRYWALL 100																								
Interior Floor	12	HARDWOOD 70																								
Interior Floor	11	CLAY TILE 30																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		3 100																								
Frame	02	WOOD FRAME 100																								
Stories	2.	2. 100																								
Units		0 100																								
Occupancy	00	NONE 100																								
Quality			04	Quality Level 04																						
DOR CODE			5000	IMPROVED AG																						
MAP NUM				MKT AREA		08																				
NEIGHBORHOOD/LOC			8026.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	2,774	100	2,774	306,959																						
FGR	930	55	512	56,656																						
FOP	9	30	3	332																						
FOP	50	30	15	1,660																						
FOP	158	30	47	5,201																						
FOP	357	30	107	11,840																						
FUS	1,119	100	1,119	123,824																						
TOTALS	5,397		4,577	506,472																						
EXTRA FEATURES					45544 MUSSLEWHITE RD, CALLAHAN										BLD DATE		LGL DATE		05/19/2023		MLU					
															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										
1	0812	CONCRETE C	0 100	0	0	2,852.00	SF	4.00	4.00	100	2010	2010	3	92	10,495											
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	94	3,290											
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	94	1,880											