



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms	1	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,179	100	1,179	95,162
FUS	204	100	204	16,466
FUS	619	100	619	49,962
UOP	168	20	34	2,745
UOP	224	20	45	3,632
UST	56	45	25	2,018
TOTALS	2,450		2,106	169,984

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	0510	GARAGE WD-	0	0	12	24		288.00	SF 26.95	100	1986	1986	3	20	1,552	
3	1242	WD DECK A	0	0	9	10		90.00	SF 10.00	100	1987	1987	3	20	180	

LAND DESCRIPTION			TOTAL OB/XF 1,732													
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
1	000115	C	SFR ACRES	0	0006	CN	141.00	156.00	66,211.00	SF		1.00	1.00	1.00	1.25	1.25

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,106	105.8400	95.52	201,165	1990	1991	0	0	0	15.50	84.50	
1 SINGLE FAM - 0% - 2023 Heated Area: 2002 HX Base Yr													

44890 ARTESIAN BLVD, CALLAHAN				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
288.00	SF	26.95	26.95	100	1986	1986	3	20	1,552		
90.00	SF	10.00	10.00	100	1987	1987	3	20	180		

NASSAU COUNTY PROPERTY				PAGE 1 of 1		6
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 6		Tax Dist:				
BUILDING MARKET VALUE				169,984		
TOTAL MARKET OB/XF VALUE				1,732		
TOTAL LAND VALUE - MARKET				82,764		
TOTAL MARKET VALUE				254,480		
SOH/AGL Deduction				0		
ASSESSED VALUE				254,480		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				254,480		
TOTAL JUST VALUE				254,480		
NCON VALUE				171,716		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				179,121		