

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1							
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		05	AVERAGE 100		0100	01	1,215	110.2400	99.49	120,880	1970	1985	0	0	0	16.50	83.50	VALUATION BY		STANDARD																	
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 0													Heated Area: 1120										HX Base Yr									
Roof Cover		03	COMP SHNGL 100		17 8 17 8 2 28 28 20 6 11 6 38 20 20													FST 1993																			
Interior Wall		04	PLYWOOD 100															BAS 1993																			
Interior Floo		07	CORK/VTILE 50																																		
Interior Floo		14	CARPET 50																																		
Air Condition		03	CENTRAL 100																																		
Heating Type		04	AIR DUCTED 100		28 20 6 11 6 38 20 20													FOP 1993																			
Bedrooms		2	100																																		
Bathrooms		1	100																																		
Frame		02	WOOD FRAME 100																																		
Stories		1.	1. 100																																		
Units		0	100																																		
BUD8 Adjustme		06	DIST 1D 100																																		
Occupancy		00	NONE 100																																		
Quality		03	Quality Level 03																																		
DOR CODE		0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA												08																						
NEIGHBORHOOD/LOC		8026.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,120	100	1,120	93,043																																	
FOP	66	30	20	1,662																																	
FST	136	55	75	6,231																																	
TOTALS		1,322		1,215	100,935																																
EXTRA FEATURES					54049 HURST RD, CALLAHAN										BLD DATE					LGL DATE																	
															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	0940	SHEDS/PORT	0 100	10 20	200.00	SF	20.10	20.10	100	1998	1998	3	20	804																							
2	0940	SHEDS/PORT	0 100	10 11	110.00	SF	30.00	30.00	100	1998	1998	3	20	660																							
3	0350	CARPORT WD	0 100	10 16	160.00	SF	13.00	13.00	100	1998	1998	3	20	416																							
LAND DESCRIPTION					TOTAL OB/XF										1,880																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																				