



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 2																							
Exterior Wall	16	WD FR STUC 100	0100	01	1,320	111.2800	100.43	132,568	1950	1975	0	0	23.50	76.50	VALUATION SUMMARY																							
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0												Heated Area: 1176												HX Base Yr											
Roof Cover	01	MINIMUM 100													VALUATION BY												STANDARD											
Interior Wall	04	PLYWOOD 100													Tax Group: 6												Tax Dist:											
Interior Floor	14	CARPET 80													BUILDING MARKET VALUE												107,970											
Interior Floor	08	SHT VINYL 20													TOTAL MARKET OB/XF VALUE												7,115											
Air Condition	03	CENTRAL 100													TOTAL LAND VALUE - MARKET												28,000											
Heating Type	04	AIR DUCTED 100													TOTAL MARKET VALUE												143,085											
Bedrooms	3	100													SOH/AGL Deduction												26,262											
Bathrooms	1	100													ASSESSED VALUE												116,823											
Frame	02	WOOD FRAME 100													TOTAL EXEMPTION VALUE												0											
Stories	1.	1. 100													BASE TAXABLE VALUE												116,823											
Units	0	100	TOTAL JUST VALUE												143,085																							
BUD8 Adjustme	06	DIST 1D 100	NCON VALUE												0																							
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE												123,301											
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	1,176	100	1,176	90,351																																		
FOP	168	30	50	3,842																																		
UOP	144	20	29	2,228																																		
UST	144	45	65	4,994																																		
TOTALS			1,632	1,320	101,415																																	
EXTRA FEATURES			43677 RATLIFF RD, 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	0812	CONCRETE C	0	0	0	0	2,266.00	SF	4.00	4.00	100	1997	1997	3	75	6,798																						
2	0940	SHEDS/PORT	0	0	22	8	176.00	SF	9.00	9.00	100	1992	1992	3	20	317																						
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	0	0006	OR	0.00	0.00	0.80	AC		1.00	1.00	1.00	35,000.00	35,000.00	28,000																					
REVIEW DATE 11/22/2019 BY KBA Total Acres: 0.80 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 08/02/2023 BY SYS																																						

[illegible]