



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 6																										
Exterior Wall	19	COMMON BRK 100	0100	01	1,682	126.0000	113.72	191,277	1979	1984	0	0	0	29.00	71.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1475													HX Base Yr												
Roof Cover	12	MODULAR MT 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floop	14	CARPET 100																																							
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																																							
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	1,475	100	1,475	119,093																																					
FOP	21	30	6	484																																					
FSP	128	40	51	4,118																																					
UCP	600	20	120	9,689																																					
UOP	152	20	30	2,423																																					
TOTALS			2,376	1,682	135,807																																				
EXTRA FEATURES			45142 EULA B 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	46.5	1,628																									
2	0810	CONCRETE A	0	100	0	0	90.00	SF	6.50	6.50	100	1979	1979	3	32.5	190																									
3	0940	SHEDS/PORT	0	100	12	24	288.00	SF	19.50	19.50	100	1982	1982	3	20	1,123																									
4	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1996	1996	3	25	5,040																									
5	0351	CARPORT MT	0	100	10	20	200.00	SF	10.00	10.00	100	1996	1996	3	20	400																									
6	0812	CONCRETE C	0	100	0	0	3,167.00	SF	4.00	4.00	100	1996	1996	3	73	9,248																									
TOTAL OB/XF 17,629																																									
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	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																								
REVIEW DATE 08/08/2018 BY KBX Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS																																									