



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	05	AVERAGE 90	0900	01	2,578	101.7792	120.86	311,577	2006	2006	0	0	0	7.95	92.05	VALUATION SUMMARY																									
Exterior Wall	20	FACE BRICK 10	1 SNGL FAM - 100% - 2018													Heated Area: 2150													HX Base Yr 2018												
Roof Structur	08	IRREGULAR 100																																							
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	13	LVT/LAMNT 70																																							
Interior Floo	11	CLAY TILE 30																																							
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																																							
Occupancy	00	NONE 100																																							
Quality	02	Quality Level 02																																							
DOR CODE	0100	SINGLE FAMILY																																							
MAP NUM	MKT AREA		08																																						
NEIGHBORHOOD/LOC	8001.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	2,150	100	2,150	239,191																																					
FGR	459	55	252	28,036																																					
FOP	166	30	50	5,563																																					
FSP	267	40	107	11,904																																					
PTO	382	5	19	2,113																																					
TOTALS	3,424		2,578	286,807																																					
EXTRA FEATURES			35217 QUAIL 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	100	0	0	2,088.00	SF	4.00	4.00	100	2006	2006	3	88	7,350																									
2	0510	GARAGE WD-	0	100	25	22	550.00	SF	35.00	35.00	100	2016	2016	3	84	16,170																									
LAND DESCRIPTION			TOTAL OB/XF 23,520																																						
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	0006		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																								
REVIEW DATE 07/21/2021 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS																																									