



| 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 6 |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Exterior Wall                                                                                                                               | 20               | FACE BRICK 100 | 0900                     | 01                   | 1,904                       | 128.4780    | 152.57         | 290,493        | 1999        | 2004      | 0           | 0        | 0      | 13.50           | 86.50         | VALUATION SUMMARY |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Roof Structur                                                                                                                               | 08               | IRREGULAR 100  | 1 SNGL FAM - 100% - 2021 |                      |                             |             |                |                |             |           |             |          |        |                 |               | Heated Area: 1591 |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Roof Cover                                                                                                                                  | 03               | COMP SHNGL 100 |                          |                      |                             |             |                |                |             |           |             |          |        |                 |               | HX Base Yr 2021   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Interior Wall                                                                                                                               | 05               | DRYWALL 100    |                          |                      |                             |             |                |                |             |           |             |          |        |                 |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Interior Floop                                                                                                                              | 13               | LVT/LAMMT 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          |                          |                      |                             |             |                |                |             |           |             |          |        |                 |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Occupancy                                                                                                                                   | 00               | NONE 100       |                          |                      |                             |             |                |                |             |           |             |          |        |                 |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Quality                                                                                                                                     |                  |                | 06                       | Quality Level 06     |                             |             |                |                |             |           |             |          |        |                 |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 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                                                                                                                                         | 1,591            | 100            | 1,591                    | 209,969              |                             |             |                |                |             |           |             |          |        |                 |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| FGR                                                                                                                                         | 441              | 55             | 243                      | 32,070               |                             |             |                |                |             |           |             |          |        |                 |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| FOP                                                                                                                                         | 65               | 30             | 20                       | 2,639                |                             |             |                |                |             |           |             |          |        |                 |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| FOP                                                                                                                                         | 167              | 30             | 50                       | 6,599                |                             |             |                |                |             |           |             |          |        |                 |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| TOTALS                                                                                                                                      |                  |                | 2,264                    | 1,904                | 251,276                     |             |                |                |             |           |             |          |        |                 |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                |                          |                      | 34669 HATHAWAY DR, 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                                                                                                                                           | 0810             | CONCRETE A     | 0 100                    | 0 0                  | 459.00                      | SF          | 6.50           | 6.50           | 100         | 1999      | 1999        | 3        | 79     | 2,357           |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 2                                                                                                                                           | 0476             | VF 6 SBPL      | 0 100                    | 0 0                  | 150.00                      | LF          | 32.00          | 32.00          | 100         | 2000      | 2000        | 3        | 55     | 2,640           |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| TOTAL OB/XF 4,997                                                                                                                           |                  |                |                          |                      |                             |             |                |                |             |           |             |          |        |                 |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 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            | 30,000.00     | 30,000.00         | 30,000     |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| REVIEW DATE 10/22/2020 BY TWX Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS |                  |                |                          |                      |                             |             |                |                |             |           |             |          |        |                 |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |

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