



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	30	VINYL 100	0100	01	1,302	115.4400	104.18	135,642	1956	1985	0	0	0	16.50	83.50	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1280 HX Base Yr														
Roof Cover	12	MODULAR MT 100	Diagram showing three building footprints: - BAS 2017: 40' x 16' - BAS 1993: 26' x 20' - FOP 1993: 12' x 6'																											
Interior Wall	05	DRYWALL 100																												
Interior Floop	08	SHT VINYL 100																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	4	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			8001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	520	100	520	45,235																										
BAS	224	100	224	19,486																										
BAS	536	100	536	46,626																										
FOP	72	30	22	1,914																										
TOTALS			1,352	1,302	113,261																									
EXTRA FEATURES			34423 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	0510	GARAGE WD-	0	0	20	18		360.00	SF	24.85				24.85	100	1960	1960	3	20	1,789										
TOTAL OB/XF 1,789																														
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	000100	C	SFR		0	0005	OR	0.00	0.00	0.41	AC	1.00	1.00	1.50	30,000.00	45,000.00	18,450													
REVIEW DATE 04/25/2018 BY TW Total Acres: 0.41 Total Land Value: 18,450 Market: 0 Agricultural: 0 Common: 18,450 PRINTED 08/02/2023 BY SYS																														