

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	VALUATION SUMMARY											
Exterior Wall		20	FACE BRICK 100		0900	01	2,473	116.1600	137.94	341,126	1976	1986	0	0	0	25.80	74.20	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 0													Heated Area: 2208					HX Base Yr						
Roof Cover		12	MODULAR MT 100																	BUILDING MARKET VALUE					253,115				
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					1,005				
Interior Floo		14	CARPET 70																	TOTAL LAND VALUE - MARKET					47,700				
Interior Floo		08	SHT VINYL 30																	TOTAL MARKET VALUE					301,820				
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					183,234				
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					118,586				
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					HX HB WR 55,000				
Bathrooms			2.5 100																	BASE TAXABLE VALUE					63,586				
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					301,820				
Stories		1.	1. 100																	NCON VALUE					0				
Units			0 100		INCOME VALUE																								
BUD8 Adjustme		06	DIST 1D 100		PREVIOUS YEAR MKT VALUE					236,710																			
Occupancy		00	NONE 100																										
Quality		05	Quality Level 05																										
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	2,208	100	2,208	225,992																									
FOP	56	30	17	1,740																									
UGR	552	45	248	25,383																									
TOTALS					2,816		2,473	253,115																					
EXTRA FEATURES					35455 TANNER LN, CALLAHAN										BLD DATE				LGL DATE		06/13/2023		MLU						
															XF DATE				LAND DATE										
															INC DATE				AG DATE										
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	0811	CONCRETE B	0 100	0 0	552.00	SF	5.20	5.20	100	1980	1980	3	35	1,005															