



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	17	CB STUCCO 100								0303	04	6,620	90.2500	100.85	667,627	1992	1992	0	0	0	15.00	85.00																	
Roof Structur	04	WOOD TRUSS 100								1 CLUB HOUSE - 0% - 0										Heated Area: 6500										HX Base Yr									
Roof Cover	12	MODULAR MT 100								50 130 75 20 20 20 20 55 BAS 1993 FCP 1993																													
Interior Wall	05	DRYWALL 100																																					
Interior Floo	07	CORK/VTILE 50																																					
Interior Floo	14	CARPET 50																																					
Ceiling	01	FIN.SUSPD 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Fixtures	12	100																																					
Frame	03	MASONRY 100																																					
Story Height		10 100																																					
RMS		4 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
Occupancy	00	NONE 100																																					
Quality		03 Quality Level 03																																					
DOR CODE		7700 CLUBS/LODGES/HALLS																																					
MAP NUM										MKT AREA		07																											
NEIGHBORHOOD/LOC		7001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	6,500	100	6,500	557,196																																			
FCP	400	30	120	10,287																																			
TOTALS		6,900		6,620		567,483																																	
EXTRA FEATURES										45085 FRANK BROOKINS 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	0430	CL FNC 6B	0	0	0	0	530.00	LF	9.70	9.70	100	1993	1993	3	32	1,645																							
2	0812	CONCRETE C	0	0	0	0	19,996.00	SF	4.00	4.00	100	1993	1993	3	68	54,389																							
3	0422	CL FNC 4'	0	0	0	0	114.00	LF	15.00	15.00	100	1996	1996	3	42	718																							
4	0505	FLAGPOLE A	0	0	0	0	25.00	LF	50.00	50.00	100	1995	1995	3	20	250																							
5	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1992	1992	3	32	1,619																							
6	0351	CARPORT MT	0	0	20	18	360.00	SF	5.90	5.90	100	2015	2015	3	74	1,572																							
7	0855	CONC PAVER	0	0	21	12	252.00	SF	10.00	10.00	100	2015	2015	3	96	2,419																							
LAND DESCRIPTION										TOTAL OB/XF										62,612																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	007700	C	CLUB	0	0006		0.00	0.00	43,560.00	SF		1.00	1.00	0.50	8.00	4.00	174,240																						
REVIEW DATE 12/12/2018 BY KK Total Acres: 0.00 Total Land Value: 174,240 Market: 0 Agricultural: 0 Common: 174,240 PRINTED 08/02/2023 BY SYS																																							