

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT										CD										PAGE 1 of 1										
CONSTRUCTION										VALUATION SUMMARY										1										
Exterior Wall										05	AVERAGE 100										0100									
Roof Structur										03	GABLE/HIP 100										01									
Roof Cover										03	COMP SHNGL 100										1,175									
Interior Wall										05	DRYWALL 100										104.1980									
Interior Floo										14	CARPET 90										94.04									
Interior Floo										11	CLAY TILE 10										110,497									
Air Condition										01	NONE 100										1982									
Heating Type										02	CONVECTION 100										1983									
Bedrooms											2 100										0									
Bathrooms											1 100										20									
Frame										02	WOOD FRAME 100										17.00									
Stories											1. 100										63.00									
Units											0 100																			
BUD8 Adjustme										01	DIST CA 100																			
Occupancy										00	NONE 100																			
Quality										03	Quality Level 03																			
DOR CODE										0100	SINGLE FAMILY																			
MAP NUM											MKT AREA										07									
NEIGHBORHOOD/LOC										7001.00																				
AREA TYPE											TOTAL GROSS AREA																			
PCT OF BASE											TOT ADJ AREA																			
SUBAREA MARKET VALUE																														
BAS										912	100										912									
STR										48	10										5									
UCP										912	20										182									
UCP										192	20										38									
UOP										192	20										38									
TOTALS										2,256	1,175										69,613									
EXTRA FEATURES										45014 DRAGONFLY WAY, 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										LGL DATE										LAND DATE										
AG DATE										NOTES																				
LAND DESCRIPTION										TOTAL OB/XF										0										
L N										USE CODE										CLS										
LAND USE DESCRIPTION										CAP										R D										
LOC ZONE										FRONT										DEPTH										
TOT LND UTS										UNIT TYPE										DPTH 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										
0										0007										0.00										
0.00										1.00										AC										
1.00										1.00										1.00										
35,000.00										35,000.00										35,000										
REVIEW DATE										11/16/2022										BY										
KW										Total Acres: 1.00										Total Land Value: 35,000										
Market: 0										Agricultural: 0										Common: 35,000										
PRINTED 08/02/2023 BY SYS																														