



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		15	CONC BLOCK 100	
Roof Structure		03	GABLE/HIP 100	
Roof Cover		02	ROLL COMP 100	
Interior Wall		04	PLYWOOD 100	
Interior Floor		14	CARPET 90	
Interior Floor		08	SHT VINYL 10	
Air Condition		01	NONE 100	
Heating Type		02	CONVECTION 100	
Bedrooms			3 100	
Bathrooms			1 100	
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	1,200	100	1,200	60,518
PTO	110	5	6	303
UOP	290	20	58	2,925
TOTALS	1,600		1,264	63,746

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,264	88.0000	79.42	100,387	1950	1950	0	0	0 36.50	63.50
1 SINGLE FAM - 100% - 2004 Heated Area: 1200 HX Base Yr 2004											
30 10 29 29 10 11 11 10 40 40 30 10 BAS 1993 UOP 2003 PTO 2003											
45260 PICKETT ST, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					63,746				
TOTAL MARKET OB/XF VALUE					1,688				
TOTAL LAND VALUE - MARKET					64,440				
TOTAL MARKET VALUE					129,874				
SOH/AGL Deduction					53,409				
ASSESSED VALUE					76,465				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					26,465				
TOTAL JUST VALUE					129,874				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					118,699				