



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										
Exterior Wall	20	FACE BRICK 90	0900	01	2,061	105.9282	125.79	259,253	1992	1997	0	0	0	18.10	81.90	VALUATION SUMMARY									
Exterior Wall	05	AVERAGE 10	1 SNGL FAM - 100% - 2012													Heated Area: 1637									
Roof Structure	03	GABLE/HIP 100														HX Base Yr									
Roof Cover	12	MODULAR MT 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floor	11	CLAY TILE 80																							
Interior Floor	14	CARPET 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality	01	Quality Level 01																							
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	1,637	100	1,637	168,647																					
DCK	230	10	23	2,369																					
FGR	438	55	241	24,828																					
FOP	164	30	49	5,048																					
FOP	230	30	69	7,109																					
FST	77	55	42	4,327																					
TOTALS	2,776		2,061	212,328																					
EXTRA FEATURES			55149 HART TER, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590										
2	0812	CONCRETE C	0 100	0	0	2,518.00	SF	4.00	4.00	100	1992	1992	3	66	6,648										
3	1242	WD DECK A	0 100	16	10	160.00	SF	10.00	10.00	100	2000	2000	3	20	320										
4	0681	POLE SHED	0 100	24	11	264.00	SF	15.00	15.00	100	2000	2000	3	29	1,148										
TOTAL OB/XF 10,706																									
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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	35,000.00	35,000.00	38,500								
REVIEW DATE 06/04/2020 BY KBA Total Acres: 1.10 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 08/02/2023 BY SYS																									