



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			25	MOD METAL 100			0820	02	672	60.0600	39.04	26,235		1975	1975	0	0	0	70.00	30.00	VALUATION BY																						
Roof Structur			02	SHED 100			1 M/H 93- - 0% - 0														Heated Area: 672										HX Base Yr												
Roof Cover			01	MINIMUM 100			12 BAS2009 5612														BUILDING MARKET VALUE										7,870												
Interior Wall			04	PLYWOOD 100																	TOTAL MARKET OB/XF VALUE										0												
Interior Floo			14	CARPET 70																	TOTAL LAND VALUE - MARKET										54,900												
Interior Floo			08	SHT VINYL 30																	TOTAL MARKET VALUE										62,770												
Air Condition			01	NONE 100																	SOH/AGL Deduction										12,191												
Heating Type			04	AIR DUCTED 100																	ASSESSED VALUE										50,579												
Bedrooms				2 100																	TOTAL EXEMPTION VALUE										0												
Bathrooms				1 100																	BASE TAXABLE VALUE										50,579												
Frame			02	WOOD FRAME 100																	TOTAL JUST VALUE										62,770												
Stories			0	0 100																	NCON VALUE										0												
Units				0 100																	INCOME VALUE																						
																					PREVIOUS YEAR MKT VALUE										55,221												
Quality			02	Quality Level 02																																							
DOR CODE			0200	MOBILE HOME																																							
MAP NUM				MKT AREA																	08																						
NEIGHBORHOOD/LOC			8001.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	672	100	672	7,871																																							
TOTALS			672	672	7,870																																						
EXTRA FEATURES					34037 HATHAWAY DR, CALLAHAN										BLD DATE				LGL DATE		06/13/2023		MLU																				
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																										