



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	15	CONC BLOCK 80	0100	01	1,927	101.3320	91.45	176,224	1980	1987	0	0	0	17.20	82.80	VALUATION BY	STANDARD																	
Exterior Wall	05	AVERAGE 20	1 SINGLE FAM - 100% - 2004										Heated Area: 1408										HX Base Yr 2004											
Roof Structure	03	GABLE/HIP 100																																
Roof Cover	12	MODULAR MT 100																																
Interior Wall	05	DRYWALL 100																																
Interior Floor	14	CARPET 90																																
Interior Floor	08	SHT VINYL 10																																
Air Condition	03	CENTRAL 100																																
Heating Type	04	AIR DUCTED 100																																
Bedrooms		3 100																																
Bathrooms		2 100																																
Frame	03	MASONRY 100																																
Stories	1.	1. 100																																
Units		0 100																																
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	1,120	100	1,120	84,807																														
BAS	288	100	288	21,808																														
FEP	224	80	179	13,554																														
FEP	96	80	77	5,831																														
FEP	126	80	101	7,647																														
FOP	48	30	14	1,060																														
FST	96	55	53	4,013																														
UCP	476	20	95	7,194																														
TOTALS	2,474		1,927	145,913																														
EXTRA FEATURES					34183 HATHAWAY 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	0681	POLE SHED	0 100	50	40	2,000.00	SF	15.00	15.00	100	1992	1992	3	20	6,000																			
2	0350	CARPORT WD	0 100	28	24	672.00	SF	13.00	13.00	100	1983	1983	3	20	1,747																			
3	0680	POLE SHED	0 100	20	20	400.00	SF	10.00	10.00	100	2000	2000	3	29	1,160																			
4	0810	CONCRETE A	0 100	18	17	306.00	SF	6.50	6.50	100	2004	2004	3	86	1,711																			
5	0940	SHEDS/PORT	0 100	20	10	200.00	SF	30.00	30.00	100	2004	2004	3	24	1,440																			
6	0753	UEP	0 100	30	8	240.00	SF	22.00	22.00	100	2014	2014	3	78	4,118																			
7	1242	WD DECK A	0 100	0	0	318.00	SF	5.00	5.00	100	2014	2014	3	70	1,113																			
LAND DESCRIPTION										TOTAL OB/XF										17,289														
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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000																	