



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 2 6																										
Exterior Wall	05	AVERAGE 100	0100	01	1,088	109.7630	99.06	107,777	1950	1980	0	0	0	17.75	82.25	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2012													Heated Area: 1088													HX Base Yr 2012												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 80																																							
Interior Floo	08	SHT VINYL 20																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	1	1 100																																							
Bathrooms	2	2 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units	0	0 100																																							
Occupancy	00	NONE 100																																							
Quality			02	Quality Level 02																																					
DOR CODE			0100	SINGLE FAMILY																																					
MAP NUM													MKT AREA										08																		
NEIGHBORHOOD/LOC			8026.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,088	100	1,088	88,647																																					
TOTALS			1,088	1,088	88,647																																				
EXTRA FEATURES			43757 RATLIFF RD, 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																										
4	0810	CONCRETE A	0 100	20 30	600.00	SF	6.50	6.50	100	2020	2020	3	99	3,861																											
LAND DESCRIPTION			TOTAL OB/XF 3,861																																						
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	0006	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	52,500																								
REVIEW DATE 08/10/2020 BY KB Total Acres: 1.50 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/02/2023 BY SYS																																									

[illegible]