



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	12	CEDAR 100		0100	01	1,896	108.7800	98.17	186,130	1987	1992	0	0	0	15.00	85.00	VALUATION BY		STANDARD														
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2018										Heated Area: 1830					HX Base Yr 2018					Tax Group: 6		Tax Dist:							
Roof Cover	03	COMP SHNGL 100		20 6 20 24 BAS 2003 45 6 30 24 FST 1993 BAS 1993																				BUILDING MARKET VALUE		158,210							
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE		2,399							
Interior Floo	14	CARPET 80																						TOTAL LAND VALUE - MARKET		45,000							
Interior Floo	08	SHT VINYL 20																						TOTAL MARKET VALUE		205,609							
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction		69,384							
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE		136,225							
Bedrooms		3 100																						TOTAL EXEMPTION VALUE		HX HB		50,000					
Bathrooms		2 100																						BASE TAXABLE VALUE		86,225							
Frame	02	WOOD FRAME 100																						TOTAL JUST VALUE		205,609							
Stories	1.	1. 100																						NCON VALUE		0							
Units		0 100												INCOME VALUE																			
BUD8 Adjustme	06	DIST 1D 100												PREVIOUS YEAR MKT VALUE		179,181																	
Occupancy	00	NONE 100																															
Quality		03	Quality Level 03																														
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	1,350	100	1,350	112,651																													
BAS	480	100	480	40,054																													
FST	120	55	66	5,507																													
TOTALS		1,950		1,896	158,210																												
EXTRA FEATURES					54260 HAZEL JONES RD, CALLAHAN										BLD DATE					LGL DATE													
															XF DATE					LAND DATE													
															INC DATE					AG DATE													
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	0812	CONCRETE C	0 100	87	17	1,479.00	SF	2.80	2.80	100	1987	1987	3	54.5	2,257																		
2	0810	CONCRETE A	0 100	8	5	40.00	SF	6.50	6.50	100	1987	1987	3	54.5	142																		