



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	20	FACE BRICK 100	0100	01	3,323	99.6360	89.92	298,804	1977	1980	0	0	29.10	70.90	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 2743 HX Base Yr												
Roof Cover	03	COMP SHNGL 100														UOP 2008												
Interior Wall	05	DRYWALL 100														UOP 1993												
Interior Floo	14	CARPET 90														UOP 1993												
Interior Floo	11	CLAY TILE 10														UOP 1993												
Air Condition	03	CENTRAL 100														UOP 1993												
Heating Type	04	AIR DUCTED 100														UOP 1993												
Bedrooms	4	100														UOP 1993												
Bathrooms	2.5	100														UOP 1993												
Frame	02	WOOD FRAME 100														UOP 1993												
Stories	1.	1. 100														UOP 1993												
Units	0	100	UOP 1993																									
BUD8 Adjustme	06	DIST 1D 100	UOP 1993																									
Occupancy	00	NONE 100	UOP 1993																									
Quality			03	Quality Level 03																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM			MKT AREA 08																									
NEIGHBORHOOD/LOC			8009.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,743	100	2,743	174,876																								
FGR	750	55	412	26,266																								
FOP	32	30	10	637																								
FOP	35	30	10	637																								
FOP	30	30	9	574																								
UOP	168	20	34	2,167																								
UOP	238	20	48	3,060																								
UOP	283	20	57	3,634																								
TOTALS	4,279		3,323	211,852																								
EXTRA FEATURES				45153 STRATTON 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												
1	0866	POOL FIBER	0 100	0	0	748.00	UT	72.00	72.00	100	1980	1980	3	20	10,771													
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	42	1,470													
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	42	1,470													
4	0681	POLE SHED	0 100	60	24	1,440.00	SF	15.00	15.00	100	1980	1980	3	20	4,320													
5	0681	POLE SHED	0 100	80	25	2,000.00	SF	15.00	15.00	100	1980	1980	3	20	6,000													
6	0812	CONCRETE C	0 100	0	0	1,240.00	SF	4.00	4.00	100	1980	1980	3	35	1,736													
7	0845	KOOL DECK	0 100	0	0	732.00	SF	7.25	7.25	100	1980	1980	3	35	1,857													
8	0825	BRICK	0 100	0	0	210.00	SF	8.75	8.75	100	1993	1993	3	90	1,654													
9	0803	ASPHALT C	0 100	0	0	6,059.00	SF	2.00	2.00	100	1993	1993	3	50	6,059													
10	0680	POLE SHED	0 100	10	8	80.00	SF	10.00	10.00	100	1993	1993	3	20	160													
LAND DESCRIPTION				TOTAL OB/XF 35,497																								
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	0006	OR	0.00	0.00	8.36	AC		1.00	1.00	0.60	16,000.00	9,600.00	80,256											
REVIEW DATE 12/12/2019 BY KB Total Acres: 8.36 Total Land Value: 80,256 Market: 0 Agricultural: 0 Common: 80,256 PRINTED 08/02/2023 BY SYS																												

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Exterior Wall		25	MOD METAL 100		6500	01	1,440	62.2440	21.79	31,378	2019	2019	0	0	0	3.00	97.00	VALUATION BY		STANDARD													
Roof Structur		03	GABLE/HIP 100		2 GARAGE RES - 100% - 0										Heated Area: 1440				HX Base Yr														
Roof Cover		12	MODULAR MT 100		246024 BAS 2019														Tax Group: 6		Tax Dist:												
Interior Wall		01	MINIMUM 100																BUILDING MARKET VALUE		242,289												
Interior Floo		03	CONC FINSH 100																TOTAL MARKET OB/XF VALUE		35,497												
Air Condition		01	NONE 100																TOTAL LAND VALUE - MARKET		80,256												
Heating Type		01	NONE 100																TOTAL MARKET VALUE		358,042												
Bedrooms		0	100																SOH/AGL Deduction		143,319												
Bathrooms		0	100																ASSESSED VALUE		214,723												
Frame		05	STEEL 100																TOTAL EXEMPTION VALUE		HX HB		50,000										
Stories		1.	1. 100																BASE TAXABLE VALUE		164,723												
Units		0	100																TOTAL JUST VALUE		358,042												
Occupancy		00	NONE 100																NCON VALUE		0												
																			INCOME VALUE														
																			PREVIOUS YEAR MKT VALUE		315,432												
Quality		04	Quality Level 04																														
DOR CODE		0100	SINGLE FAMILY																														
MAP NUM			MKT AREA		08																												
NEIGHBORHOOD/LOC		8009.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,440	100	1,440	30,437																													
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