



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 1											
Exterior Wall	05	AVERAGE 100	0100	01	3,107	93.8400	84.69	263,132	1930	1986	0	0	0	16.25	83.75	VALUATION BY										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 2874										
Roof Cover	03	COMP SHNGL 100														HX Base Yr										
Interior Wall	05	DRYWALL 100																								
Interior Floo	14	CARPET 90																								
Interior Floo	08	SHT VINYL 10																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		4 100																								
Bathrooms		2 100																								
Frame	02	WOOD FRAME 100																								
Stories	1.	1. 100																								
Units		0 100																								
BUD8 Adjustme	06	DIST 1D 100																								
Occupancy	00	NONE 100																								
Quality			03	Quality Level 03																						
DOR CODE			0100 SINGLE FAMILY																							
MAP NUM															08											
NEIGHBORHOOD/LOC			8009.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,200	100	1,200	85,113																						
BAS	1,674	100	1,674	118,733																						
FSP	420	40	168	11,916																						
PTO	180	5	9	638																						
UOP	280	20	56	3,972																						
TOTALS			3,754	3,107	220,373																					
EXTRA FEATURES			45155 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	0511	GARAGE CB-	0	100	22	40	880.00	SF	40.00	40.00	100	1965	1965	3	20	7,040										
2	0861	POOL GUNIT	0	100	12	34	408.00	SF	85.00	85.00	100	1989	1989	3	20	6,936										
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1930	1930	3	20	400										
4	0810	CONCRETE A	0	100	0	0	423.00	SF	6.50	6.50	100	1955	1955	3	20	550										
5	0845	KOOL DECK	0	100	3	104	312.00	SF	7.25	7.25	100	1989	1989	3	59.5	1,346										
6	0681	POLE SHED	0	100	8	17	136.00	SF	15.00	15.00	100	1980	1980	3	20	408										
7	0810	CONCRETE A	0	100	0	0	377.00	SF	6.50	6.50	100	2000	2000	3	80	1,960										
8	0811	CONCRETE B	0	100	0	0	3,810.00	SF	5.20	5.20	100	2000	2000	3	80	15,850										
9	0680	POLE SHED	0	100	23	13	299.00	SF	10.00	10.00	100	2006	2006	3	48	1,435										
TOTAL OB/XF			35,925																							
LAND DESCRIPTION																										
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	RS-E	0.00	0.00	1.02	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,700									
REVIEW DATE 01/07/2021 BY KB Total Acres: 1.02 Total Land Value: 35,700 Market: 0 Agricultural: 0 Common: 35,700 PRINTED 08/02/2023 BY SYS																										