



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	20	FACE BRICK 90	0900	01	3,153	106.8396	126.87	400,021	1999	2017	0	0	0	3.58	96.42	VALUATION BY STANDARD										
Exterior Wall	05	AVERAGE 10	1 SNGL FAM - 100% - 2022													Heated Area: 2710 HX Base Yr										
Roof Structure	03	GABLE/HIP 100														Tax Group: 6 Tax Dist:										
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 385,700										
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 47,465										
Interior Floor	14	CARPET 70														TOTAL LAND VALUE - MARKET 60,000										
Interior Floor	11	CLAY TILE 30														TOTAL MARKET VALUE 493,165										
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 0										
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 493,165										
Bedrooms	4	100														TOTAL EXEMPTION VALUE 13 493,165										
Bathrooms	2.5	100														BASE TAXABLE VALUE 0										
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 493,165										
Stories	1.	1. 100	NCON VALUE 0																							
Units	0	100	INCOME VALUE																							
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 416,798																							
Quality			04	Quality Level 04																						
DOR CODE			0100	SINGLE FAMILY																						
MAP NUM			MKT AREA												08											
NEIGHBORHOOD/LOC			8018.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	2,710	100	2,710	331,509																						
FGR	632	55	348	42,570																						
FOP	153	30	46	5,627																						
FOP	162	30	49	5,994																						
TOTALS			3,657	3,153	385,700																					
EXTRA FEATURES			45246 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940										
2	0810	CONCRETE A	0	100	69	3	207.00	SF	6.50	6.50	100	2000	2000	3	80	1,076										
3	0810	CONCRETE A	0	100	0	0	1,548.00	SF	6.50	6.50	100	2000	2000	3	80	8,050										
4	1127	BRICK 8"	0	100	13	4	52.00	SF	11.00	11.00	100	2000	2000	3	94	538										
5	0861	POOL GUNIT	0	100	28	15	420.00	SF	85.00	85.00	100	2010	2010	3	64	22,848										
6	0845	KOOL DECK	0	100	0	0	573.00	SF	7.25	7.25	100	2006	2006	3	88	3,656										
7	0462	ST/AL FNC	0	100	104	4	416.00	SF	10.00	10.00	100	2006	2006	3	48	1,997										
8	0463	FENCE GATE	0	100	0	0	2.00	UT	450.00	450.00	100	2006	2006	3	72	648										
9	0855	CONC PAVER	0	100	0	0	577.00	SF	10.00	10.00	100	2019	2019	3	99	5,712										
TOTAL OB/XF 47,465																										
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	000100	C	SFR	100		OR	142.00	316.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000									
REVIEW DATE 09/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																										