



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 100	0900	01	3,934	102.1500	121.30	477,194	2004	2009	0	0	0	9.75	90.25	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2013													Heated Area: 3138										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2013										
Interior Wall	05	DRYWALL 100																								
Interior Floo	11	CLAY TILE 50																								
Interior Floo	14	CARPET 50																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		4 100																								
Bathrooms		3 100																								
Frame	02	WOOD FRAME 100																								
Stories	1.5	1.5 100																								
Units		0 100																								
Occupancy	00	NONE 100																								
Quality			03	Quality Level 03																						
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	2,622	100	2,622	287,039																						
FGR	1,333	55	733	80,244																						
FOP	210	30	63	6,897																						
FUS	516	100	516	56,488																						
TOTALS			4,681	3,934	430,668																					
EXTRA FEATURES					45101 AMERICAN DREAM DR, 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	2004	2004	3	89	3,115											
2	0812	CONCRETE C	0 100	0	0	5,894.00	SF	4.00	4.00	100	2004	2004	3	86	20,275											
3	1127	BRICK 8"	0 100	0	0	25.00	SF	11.00	11.00	100	2004	2004	3	96	264											
4	0861	POOL GUNIT	0 100	32	16	512.00	SF	85.00	85.00	100	2004	2004	3	40	17,408											
5	0845	KOOL DECK	0 100	0	0	1,260.00	SF	7.25	7.25	100	2004	2004	3	86	7,856											
7	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2004	2004	3	66	396											
8	0476	VF 6 SBPL	0 100	0	0	156.00	LF	32.00	32.00	100	2004	2004	3	66	3,295											
9	1242	WD DECK A	0 100	0	0	220.00	SF	11.50	11.50	100	2006	2006	3	31	784											
10	0751	UOP	0 0	10	20	200.00	SF	10.00	10.00	100	2006	2006	3	48	960											
11	0300	BOAT DCK W	0 100	0	0	160.00	SF	40.00	40.00	100	2012	2012	3	71	4,544											
LAND DESCRIPTION					TOTAL OB/XF 58,897																					
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000									
REVIEW DATE 02/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																										