



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	10	ABOVE AVG 100	0100	01	2,015	121.3828	109.55	220,743	2007	2007	0	0	7.00	93.00	VALUATION SUMMARY														
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2019												Heated Area: 1781														
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2019														
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 80																											
Interior Floor	11	CLAY TILE 20																											
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																											
Occupancy	00	NONE 100																											
Quality			05	Quality Level 05																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM				MKT AREA			07																						
NEIGHBORHOOD/LOC			7003.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,781	100	1,781	181,451																									
FGR	402	55	221	22,516																									
FOP	24	30	7	713																									
PTO	130	5	6	611																									
TOTALS			2,337		2,015	205,291																							
EXTRA FEATURES			45064 AMHURST OAKS 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	0810	CONCRETE A	0 100	0	0	612.00	SF	6.50	6.50	100	2015	2015	3	96	3,819														
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