



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	16	WD FR STUC 80	0100	01	1,628	124.5420	112.40	182,987	2015	2015	0	0	3.40	96.60	VALUATION SUMMARY														
Exterior Wall	10	ABOVE AVG 20	1 SINGLE FAM - 0% - 2023												Heated Area: 1406														
Roof Structure	03	GABLE/HIP 100													HX Base Yr														
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 60																											
Interior Floor	08	SHT VINYL 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	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	1,406	100	1,406	152,661																									
FGR	395	55	217	23,562																									
FOP	15	30	4	435																									
PTO	28	5	1	108																									
TOTALS	1,844		1,628	176,765																									
EXTRA FEATURES			45105 DUTTON WAY, 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 0	0 0	706.00	SF	6.50	6.50	100	2015	2015	3	96	4,405															
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE																													
SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE																													
2553/0286 3/23/2022 WD Q I 01 295,000																													
GRANTOR: OPENDOOR PROPERTY C L																													
GRANTEE: YANG YUNZHEN & YI L																													
2504/1090 10/12/2021 WD U I 37 257,000																													
GRANTOR: GINTER JAMES THOMAS																													
GRANTEE: OPENDOOR PROPERTY C																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
BAS=[YR=2015] W19 PT0=[YR=2015] N4 W7 S4 E7\$ W21 S38 E12 N3 FOP=[YR=2015] E5 N3 W5 S3\$ N3 E5 S3 E4 FGR=[YR=2015] S20 E19 N23 W5 S3 W14\$ E14 N3 E5 N32\$.																													
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000												
REVIEW DATE 04/23/2020 BY KBA																													
Total Acres: 0.00					Total Land Value: 40,000					Market: 0					Agricultural: 0					Common: 40,000					PRINTED 08/02/2023 BY SYS				