



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	31	HARDIE BRD 80	0100	01	1,573	128.5812	116.04	182,531	2007	2007	0	0	7.10	92.90	VALUATION SUMMARY													
Exterior Wall	16	WD FR STUC 20	1 SINGLE FAM - 100% - 2023												Heated Area: 1300													
Roof Structure	03	GABLE/HIP 100													HX Base Yr 2023													
Roof Cover	03	COMP SHNGL 100																										
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	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	1,300	100	1,300	140,142																								
FGR	412	55	227	24,471																								
FOP	130	30	39	4,205																								
PTO	143	5	7	754																								
TOTALS	1,985		1,573	169,571																								
EXTRA FEATURES					45176 INGLEHAM CIR, 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	0811	CONCRETE B	0	100	0	0	854.00	SF	5.20	5.20	100	2007	2007	3	89	3,952												
2	0476	VF 6 SBPL	1	100	0	0	150.00	LF	32.00	32.00	100	2023	2022		100	4,800												
3	0470	VNYL GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300												
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	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000											
REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS																												