



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	VALUATION SUMMARY																																						
Exterior Wall		10	ABOVE AVG 100		0100	01	2,097	117.5020	106.05	222,387	2016	2016	0	0	0	2.50	97.50	VALUATION BY		STANDARD																																				
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0													Heated Area: 1856													HX Base Yr																									
Roof Cover		03	COMP SHNGL 100																												BUILDING MARKET VALUE													216,827												
Interior Wall		05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE													12,059												
Interior Floor		14	CARPET 60																												TOTAL LAND VALUE - MARKET													40,000												
Interior Floor		08	SHT VINYL 40																												TOTAL MARKET VALUE													268,886												
Air Condition		03	CENTRAL 100																												SOH/AGL Deduction													15,950												
Heating Type		04	AIR DUCTED 100																												ASSESSED VALUE													252,936												
Bedrooms			4 100																												TOTAL EXEMPTION VALUE													0												
Bathrooms			2 100																												BASE TAXABLE VALUE													252,936												
Bathrooms Frame		02	WOOD FRAME 100																												TOTAL JUST VALUE													268,886												
Stories		1.	1. 100															NCON VALUE													7,683																									
Units			0 100															INCOME VALUE																																						
Occupancy		00	NONE 100															PREVIOUS YEAR MKT VALUE													222,957																									
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	1,856	100	1,856	191,908																																																				
FGR	420	55	231	23,886																																																				
FOP	20	30	6	620																																																				
PTO	70	5	4	413																																																				
TOTALS		2,366		2,097	216,827																																																			
EXTRA FEATURES					45497 INGLEHAM CIR, CALLAHAN													BLD DATE												LGL DATE																										
																		XF DATE												LAND DATE																										
																		INC DATE												AG DATE																										
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	694.00	SF	6.50	6.50	100	2016	2016	3	97	4,376																																								
2	0476	VF 6 SBPL	0	0	0	0	245.00	LF	32.00	32.00	100	2020	2020	3	98	7,683																																								