



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 6										
Exterior Wall	15	CONC BLOCK 60	0100	01	1,557	92.6160	83.59	130,150	1964	1985	0	0	0	17.70	82.30	VALUATION BY STANDARD									
Exterior Wall	30	VINYL 40	1 SINGLE FAM - 100% - 2010													Heated Area: 1390 HX Base Yr 2010									
Roof Structure	03	GABLE/HIP 100														Tax Group: 6 Tax Dist:									
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 107,113									
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 4,199									
Interior Floo	14	CARPET 70														TOTAL LAND VALUE - MARKET 20,000									
Interior Floo	08	SHT VINYL 30														TOTAL MARKET VALUE 131,312									
Air Condition	02	WINDOW 100														SOH/AGL Deduction 56,666									
Heating Type	02	CONVECTION 100														ASSESSED VALUE 74,646									
Bedrooms	3	100														TOTAL EXEMPTION VALUE HX HB 49,646									
Bathrooms	1	100														BASE TAXABLE VALUE 25,000									
Frame	03	MASONRY 100														TOTAL JUST VALUE 131,312									
Stories	1.	1. 100	NCON VALUE 0																						
Units	0	100	INCOME VALUE																						
BUD8 Adjustme	06	DIST 1D 100	PREVIOUS YEAR MKT VALUE 95,864																						
Occupancy	00	NONE 100																							
Quality	03	Quality Level 03																							
DOR CODE	0100	SINGLE FAMILY																							
MAP NUM		MKT AREA	08																						
NEIGHBORHOOD/LOC	8019.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,390	100	1,390	95,624																					
UCP	468	20	94	6,466																					
UST	162	45	73	5,022																					
TOTALS	2,020		1,557	107,113																					
EXTRA FEATURES					45077 JAMES ST, 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	0940	SHEDS/PORT	0 100	10 8	80.00	SF	18.30	18.30	100	1995	1995	3	20	293											
2	0820	WOOD WALK	0 100	10 12	120.00	SF	11.75	11.75	100	2009	2009	3	40	564											
3	0811	CONCRETE B	0 100	0 0	490.00	SF	5.20	5.20	100	1980	1980	3	35	892											
4	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450											
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	10,000.00	10,000.00	10,000								
2	000100	C	SFR	100	0006	RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	10,000.00	10,000.00	10,000								
REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/02/2023 BY SYS																									