

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		04	SINGLE SID 100		0100	01	925	76.3020	72.49	67,053	1950	1950	0	0	0	44.00	56.00	VALUATION BY		STANDARD											
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0													Heated Area: 866							HX Base Yr						
Roof Cover		01	MINIMUM 100															BUILDING MARKET VALUE							66,844						
Interior Wall		05	DRYWALL 90															TOTAL MARKET OB/XF VALUE							2,340						
Interior Wall		04	PLYWOOD 10															TOTAL LAND VALUE - MARKET							60,660						
Interior Floo		09	PINE WOOD 90															TOTAL MARKET VALUE							129,844						
Interior Floo		08	SHT VINYL 10															SOH/AGL Deduction							11,457						
Air Condition		01	NONE 100															ASSESSED VALUE							118,387						
Heating Type		02	CONVECTION 100															TOTAL EXEMPTION VALUE							0						
Bedrooms			2 100															BASE TAXABLE VALUE							118,387						
Bathrooms			1 100															TOTAL JUST VALUE							129,844						
Frame		02	WOOD FRAME 100															NCON VALUE							0						
Stories		1.	1. 100		INCOME VALUE																										
Units			0 100		PREVIOUS YEAR MKT VALUE							127,250																			
Occupancy		00	NONE 100																												
Quality		01	Quality Level 01																												
DOR CODE		0100	SINGLE FAMILY																												
MAP NUM			MKT AREA															08													
NEIGHBORHOOD/LOC		8001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	866	100	866	35,155																											
UOP	192	20	38	1,543																											
USP	70	30	21	852																											
TOTALS		1,128		925	37,550																										
EXTRA FEATURES					452314 OLD DIXIE HWY, 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	0	12	10	120.00	SF	30.00	30.00	100	2014	2014	3	65	2,340															

[illegible]