

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																	
ELEMENT		CD		19		COMMON BRK 100		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION BY		STANDARD			
Exterior Wall		03		03		GABLE/HIP 100		0100		01		1,871		133.6720		126.99		237,598		1959		1975		0		0		0		34.00		66.00		Tax Group: 6		Tax Dist:	
Roof Structur		03		03		COMP SHNGL 100		1		1		SINGLE FAM - 0%		2024		Heated Area: 1558		HX Base Yr														BUILDING MARKET VALUE		156,815			
Roof Cover		05		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE		5,824			
Interior Wall		14		14		CARPET 70																										TOTAL LAND VALUE - MARKET		175,730			
Interior Floo		07		07		CORK/VTILE 30																										TOTAL MARKET VALUE		338,369			
Interior Floo		03		03		CENTRAL 100																										SOH/AGL Deduction		0			
Air Condition		04		04		AIR DUCTED 100																										ASSESSED VALUE		338,369			
Heating Type																																TOTAL EXEMPTION VALUE		0			
Bedrooms						3 100																										BASE TAXABLE VALUE		338,369			
Bathrooms						2 100																										TOTAL JUST VALUE		338,369			
Frame		02		02		WOOD FRAME 100																										NCON VALUE		0			
Stories		0		0		0 100																										INCOME VALUE					
Units		00		00		NONE 100																										PREVIOUS YEAR MKT VALUE		542,922			
Occupancy																																					
Quality		05		05		Quality Level 05																															
DOR CODE		0100		0100		SINGLE FAMILY																															
MAP NUM						MKT AREA																												08			
NEIGHBORHOOD/LOC		8024		8024		00																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,558		100		1,558		130,581																													
FGR		562		55		309		25,898																													
FOP		12		30		4		335																													
TOTALS		2,132				1,871		156,815																													
EXTRA FEATURES								54128 JACKS PL, CALLAHAN																													
BLD DATE																																					
XF DATE																																					
INC DATE																																					
LGL DATE																																					
LAND DATE																																					
AG DATE																																					
05/19/2023																																					
MLU																																					
BUILDING NOTES																																					
BUILDING DIMENSIONS																																					
BAS=[YR=1993]		W71		S14		FGR=[YR=1993]		S23		E26		N11		W3		N12		W23																			
\$ E23		S12		E19		FOP=[YR=1993]		E6		N2		W6		S2		\$ N2		E6		S2		E23		N26		\$											