

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION			VALUATION SUMMARY										PAGE 1 of 1																						
Exterior Wall	04	SINGLE SID 100	0100	01	656	78.3750	74.46	48,846	1947	1965	0	0	0	36.50	63.50	VALUATION BY										STANDARD									
Roof Structur	03	GABLE/HIP 100	3 SINGLE FAM - 0% - 0										Heated Area: 564										HX Base Yr												
Roof Cover	12	MODULAR MT 100											Tax Group: 6										Tax Dist:												
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE										31,017												
Interior Floo	09	PINE WOOD 90											TOTAL MARKET OB/XF VALUE										6,500												
Interior Floo	08	SHT VINYL 10											TOTAL LAND VALUE - MARKET										48,079												
Air Condition	01	NONE 100											TOTAL MARKET VALUE										85,596												
Heating Type	02	CONVECTION 100											SOH/AGL Deduction										16,269												
Bedrooms	1	100											ASSESSED VALUE										69,327												
Bathrooms	1	100											TOTAL EXEMPTION VALUE										0												
Bathrooms	1	100											BASE TAXABLE VALUE										69,327												
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										85,596												
Stories	1.1	100											NCON VALUE										0												
Units	0	100											INCOME VALUE																						
BUD8 Adjustme	06	DIST 1D 100											PREVIOUS YEAR MKT VALUE										84,274												
Occupancy	00	NONE 100																																	
Quality		02	Quality Level 02																																
DOR CODE		0100	SINGLE FAMILY																																
MAP NUM			MKT AREA		08																														
NEIGHBORHOOD/LOC		1290.100																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	564	100	564	26,667																															
FST	140	55	77	3,640																															
UOP	35	20	7	331																															
UOP	40	20	8	378																															
TOTALS		779	656	31,017																															
EXTRA FEATURES					44931 ARTESIAN BLVD, 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	0936	SEPTC TANK	0	0	0	1.00	UT	6,000.00	6,000.00	100	1989	1989	3	100	6,000																				
2	0570	JUNK HOUSE	0	0	0	1.00	UT	500.00	500.00	100	1954	1954	3	100	500																				