



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,625	100	1,625	112,407
UCP	600	20	120	8,301
UOP	280	20	56	3,874
TOTALS	2,505		1,801	124,581

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1963	1963	3	25	875	
2	0511	GARAGE CB-	0	100	25	13	325.00	SF	40.00	40.00	100	1963	1963	3	20	2,600	
3	0811	CONCRETE B	0	100	30	20	600.00	SF	5.20	5.20	100	1994	1994	3	68	2,122	
4	0811	CONCRETE B	0	100	0	0	1,389.00	SF	5.20	5.20	100	2005	2005	3	86	6,212	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000115	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,801	109.5000	104.02	187,340	1963	1973	0	0	0	33.50	66.50
1 SINGLE FAM - 100% - 0												
Heated Area: 1625 HX Base Yr												

44500 ARTESIAN BLVD, CALLAHAN

TOTAL OB/XF												
11,809												

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	124,581		
TOTAL MARKET OB/XF VALUE	11,809		
TOTAL LAND VALUE - MARKET	81,720		
TOTAL MARKET VALUE	218,110		
SOH/AGL Deduction	98,921		
ASSESSED VALUE	119,189		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	69,189		
TOTAL JUST VALUE	218,110		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	213,030		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M951313	H/AC	0	09/01/1995
9046	MH MOVE-ON	21,000	09/21/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=1993] W63 S5 UCP=[YR=1993] W30 S20 E30 N20\$ S20 E14 UOP=[YR=1993] S11 E30 N9 W25 N2 W5\$ E5 S2 E25 N2 E19 N25\$.						