



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	02	WALL BD/WD 100		
Interior Floo	13	LVT/LAMMT 70		
Interior Floo	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		05
NEIGHBORHOOD/LOC	5001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	792	73,207
BAS	384	100	384	35,495
FEP	96	80	77	7,118
FSP	96	40	38	3,513
FST	40	55	22	2,033
TOTALS	1,408		1,313	121,365

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,313	109.6368	104.15	136,749	1950	2000	0	0	0	11.25	88.75
1 SINGLE FAM - 100% - 2008 Heated Area: 1176 HX Base Yr 2008												
66124 WESTBERRY LN, CALLAHAN												
BLD DATE	11/08/2007	JM	LGL DATE	11/08/2007	JM	AG DATE	11/08/2007	JM				
XF DATE	11/08/2007	JM	LAND DATE	11/08/2007	JM	AG DATE	11/08/2007	JM				
INC DATE												

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY							STANDARD
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE							121,365
TOTAL MARKET OB/XF VALUE							10,213
TOTAL LAND VALUE - MARKET							45,000
TOTAL MARKET VALUE							176,578
SOH/AGL Deduction							86,841
ASSESSED VALUE							89,737
TOTAL EXEMPTION VALUE				HX HB			50,000
BASE TAXABLE VALUE							39,737
TOTAL JUST VALUE							176,578
NCON VALUE							0
INCOME VALUE							
PREVIOUS YEAR MKT VALUE							148,908
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