



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	PAGE 1 of 1																
Exterior Wall		05	AVERAGE 100		0100	01	1,025	124.6300	118.40	121,360	1994	2004	0	0	0	9.25	90.75	VALUATION BY																
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 1998										Heated Area: 1008										STANDARD									
Roof Cover		12	MODULAR MT 100												HX Base Yr 1998										Tax Group: 6									
Interior Wall		05	DRYWALL 100																						Tax Dist:									
Interior Floo		14	CARPET 90																						BUILDING MARKET VALUE									
Interior Floo		11	CLAY TILE 10																						TOTAL MARKET OB/XF VALUE									
Air Condition		03	CENTRAL 100																						TOTAL LAND VALUE - MARKET									
Heating Type		04	AIR DUCTED 100																						TOTAL MARKET VALUE									
Bedrooms			3 100																						SOH/AGL Deduction									
Bathrooms			2 100																						ASSESSED VALUE									
Frame		02	WOOD FRAME 100																						TOTAL EXEMPTION VALUE									
Stories		1.	1. 100																						HX HB									
Units		0	0 100																						BASE TAXABLE VALUE									
Occupancy		00	NONE 100																						TOTAL JUST VALUE									
																									NCON VALUE									
																									INCOME VALUE									
																									PREVIOUS YEAR MKT VALUE									
Quality		05	Quality Level 05																															
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	1,008	100	1,008	108,307																														
UOP	16	20	3	322																														
UOP	72	20	14	1,505																														
TOTALS					1,096		1,025	110,134																										
EXTRA FEATURES					451325 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	0681	POLE SHED	0 100	28	24	672.00	SF	15.00	15.00	100	2004	2004	3	36	3,629																			
2	0510	GARAGE WD-	0 100	24	12	288.00	SF	35.00	35.00	100	2004	2004	3	36	3,629																			
3	0473	VF 3 RAIL	0 100	0	0	228.00	LF	7.50	7.50	100	2005	2005	3	66	1,129																			
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	66	198																			