

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	VALUATION SUMMARY																		
Exterior Wall		19	COMMON BRK 80		0100	01	1,676	114.6000	108.87	182,466	1977	1979	0	0	0	29.25	70.75	VALUATION BY		STANDARD																
Exterior Wall		05	AVERAGE 20		1 SINGLE FAM - 100% - 1997										Heated Area: 1530					HX Base Yr 1997					Tax Group: 6		Tax Dist:									
Roof Structure		03	GABLE/HIP 100		45 34 34 35 10 26 26 BAS 1993 FEP 2005															BUILDING MARKET VALUE		129,095														
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE		5,193														
Interior Wall		04	PLYWOOD 50																	TOTAL LAND VALUE - MARKET		35,000														
Interior Wall		05	DRYWALL 50																	TOTAL MARKET VALUE		169,288														
Interior Floor		14	CARPET 90																	SOH/AGL Deduction		77,143														
Interior Floor		08	SHT VINYL 10																	ASSESSED VALUE		92,145														
Air Condition		03	CENTRAL 100																	TOTAL EXEMPTION VALUE		HX HB		50,000												
Heating Type		04	AIR DUCTED 100																	BASE TAXABLE VALUE		42,145														
Bedrooms			3 100																	TOTAL JUST VALUE		169,288														
Bathrooms			1 100																	NCON VALUE		0														
Frame		02	WOOD FRAME 100		INCOME VALUE																															
Stories		1.	1. 100		PREVIOUS YEAR MKT VALUE		163,694																													
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		8026.00																																		
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE																TOT ADJ AREA		SUBAREA MARKET VALUE														
BAS		1,530		100																1,530		117,849														
FEP		182		80																146		11,246														
TOTALS		1,712				1,676		129,095																												
EXTRA FEATURES										450691 SR 200, CALLAHAN										BLD DATE		LGL DATE														
																				XF DATE		LAND DATE														
																				INC DATE		AG DATE														
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1977	1977	3	40	800																				
2	0810	CONCRETE A	0	100	8	28	224.00	SF	6.50	6.50	100	1977	1977	3	28	408																				
3	0511	GARAGE CB-	0	100	16	12	192.00	SF	12.00	12.00	100	1977	1977	3	28	645																				
4	0510	GARAGE WD-	0	100	12	56	672.00	SF	24.85	24.85	100	1973	1973	3	20	3,340																				