



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	15	CONC BLOCK 70		0100	01	2,086	87.8080	83.42	174,014	1970	1992	0	0	0	15.35	84.65	VALUATION BY																
Exterior Wall	05	AVERAGE 30		1 SINGLE FAM - 100% - 2007										Heated Area: 2016										STANDARD									
Roof Structure	03	GABLE/HIP 100												HX Base Yr 2007										Tax Group: 6									
Roof Cover	03	COMP SHNGL 100																						Tax Dist:									
Interior Wall	05	DRYWALL 100																						BUILDING MARKET VALUE									
Interior Floor	09	PINE WOOD 70																						TOTAL MARKET OB/XF VALUE									
Interior Floor	14	CARPET 30																						TOTAL LAND VALUE - MARKET									
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE									
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction									
Bedrooms	2	100																						ASSESSED VALUE									
Bathrooms	1	100																						TOTAL EXEMPTION VALUE									
Frame	02	WOOD FRAME 100																						BASE TAXABLE VALUE									
Stories	2.	2. 100																						TOTAL JUST VALUE									
Units	0	100																						NCON VALUE									
BUD8 Adjustme	06	DIST 1D 100																						INCOME VALUE									
Occupancy	00	NONE 100																						PREVIOUS YEAR MKT VALUE									
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	576	100	576	40,674																													
BAS	720	100	720	50,842																													
FOP	72	30	22	1,553																													
FOP	72	30	22	1,553																													
FUS	720	100	720	50,842																													
PTO	256	5	13	918																													
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TOTALS	2,672		2,086	147,303																													
EXTRA FEATURES				54135 HURST RD, 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	0810	CONCRETE A	0 100	0	0	1,756.00	SF	6.50	6.50	100	1976	1976	3	27	3,082																		
2	0511	GARAGE CB-	0 100	26	23	598.00	SF	40.00	40.00	100	1976	1976	3	27	6,458																		
3	0510	GARAGE WD-	0 100	20	18	360.00	SF	35.00	35.00	100	1990	1990	3	20	2,520																		