

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	20	FACE BRICK 100		0100	01	3,310	96.6000	91.77	303,759	1990	1990	0	0	0	24.15	75.85	STANDARD																
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 0										Heated Area: 2911										HX Base Yr									
Roof Cover	03	COMP SHNGL 100																															
Interior Wall	05	DRYWALL 100																															
Interior Floor	14	CARPET 90																															
Interior Floor	07	CORK/VTILE 10																															
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																															
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		8005.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,911	100	2,911	202,627																													
FOP	1,220	30	366	25,476																													
UOP	30	20	6	418																													
UOP	50	20	10	696																													
UOP	85	20	17	1,183																													
TOTALS		4,296		3,310	230,401																												
EXTRA FEATURES				44170 KOREYS LN, 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																	
3	0680	POLE SHED	0 100	17	41	697.00	SF	7.50	7.50	100	1984	1984	3	20	1,046																		
4	0203	BARN MTL 0	0 100	20	27	540.00	SF	18.00	18.00	100	1987	1987	3	20	1,944																		
5	0681	POLE SHED	0 100	27	9	243.00	SF	15.00	15.00	100	1987	1987	3	20	729																		
6	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	1986	1986	3	20	1,000																		
8	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	4,760																		
9	0811	CONCRETE B	0 100	16	50	800.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,475																		
10	0680	POLE SHED	0 100	36	24	864.00	SF	10.00	10.00	100	1997	1997	3	25	2,160																		
11	0350	CARPORT WD	0 100	0	0	788.00	SF	13.00	13.00	100	1997	1997	3	20	2,049																		
12	0940	SHEDS/PORT	0 100	11	18	198.00	SF	30.00	30.00	100	1997	1997	3	20	1,188																		
14	1242	WD DECK A	0 100	0	0	246.00	SF	10.00	10.00	100	1997	1997	3	20	492																		
LAND DESCRIPTION										TOTAL OB/XF										17,843													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000																
2	009530	C	POND	100		OR	0.00	0.00	0.65	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,625																
3	000115	C	SFR ACRES	100		OR			4.88	AC		1.00	1.00	1.00	18,000.00	18,000.00	87,840																