

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
Exterior Wall	15	CONC BLOCK 100	0100	01	898	102.6000	97.47	87,528	1948	1948	0	0	0	37.25	62.75	VALUATION BY					STANDARD											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2000										Heated Area: 864					HX Base Yr 2000					Tax Group: 6					Tax Dist:				
Roof Cover	01	MINIMUM 100											BUILDING MARKET VALUE					54,924														
Interior Wall	03	PLASTER 100											TOTAL MARKET OB/XF VALUE					0														
Interior Floo	14	CARPET 80											TOTAL LAND VALUE - MARKET					35,000														
Interior Floo	08	SHT VINYL 20											TOTAL MARKET VALUE					89,924														
Air Condition	01	NONE 100											SOH/AGL Deduction					53,460														
Heating Type	03	FORCED AIR 100											ASSESSED VALUE					36,464														
Bedrooms		3 100											TOTAL EXEMPTION VALUE					HX HB 25,000														
Bathrooms		1 100											BASE TAXABLE VALUE					11,464														
Bathrooms		1 100											TOTAL JUST VALUE					89,924														
Frame	03	MASONRY 100											NCON VALUE					0														
Stories	1.	1. 100											INCOME VALUE																			
Units	0	0 100											PREVIOUS YEAR MKT VALUE					87,388														
BUD8 Adjustme	06	DIST 1D 100																														
Occupancy	00	NONE 100																														
Quality	03	Quality Level 03																														
DOR CODE	0100	SINGLE FAMILY																														
MAP NUM		MKT AREA																														
NEIGHBORHOOD/LOC	8001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	864	100	864	52,844																												
FOP	112	30	34	2,080																												
TOTALS	976		898	54,924																												
EXTRA FEATURES					45131 ROBERTS RD, 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																
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