

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND																											
Exterior Wall	05	AVERAGE 100																											
Roof Structur	03	GABLE/HIP 100																											
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 90																											
Interior Wall	01	MINIMUM 10																											
Interior Floo	14	CARPET 90																											
Interior Floo	08	SHT VINYL 10																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	1	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	8001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,040	100	1,040	86,645																									
FGR	378	55	208	17,329																									
FOP	198	30	59	4,915																									
UST	168	45	76	6,332																									
TOTALS	1,784		1,383	115,221																									
EXTRA FEATURES										35095 BRANDY LN, CALLAHAN										BLD DATE XF DATE INC 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	LGL DATE LAND DATE AG DATE					06/13/2023 MLU								
1	0940	SHEDS/PORT	0 100	14	10	140.00	SF	30.00	30.00	100	1996	1996	3	20	840														
2	0811	CONCRETE B	0 100	30	28	840.00	SF	5.20	5.20	100	1996	1996	3	72	3,145														