

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	TOT LND UTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND						
Exterior Wall	05	AVERAGE 50								0100	01	3,322	90.4590		85.94	285,493	1991	1991	0	0	0	15.63	84.37						
Exterior Wall	15	CONC BLOCK 50								1 SINGLE FAM - 0% - 2023										Heated Area: 1584									
Roof Structure	03	GABLE/HIP 100																		HX Base Yr									
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	04	PLYWOOD 100																											
Interior Floor	14	CARPET 90																											
Interior Floor	08	SHT VINYL 10																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	2	100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units	0	100																											
Occupancy	00	NONE 100																											
Quality		02 Quality Level 02																											
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																									
FSP	240	40	96	6,961																									
FUS	1,200	100	1,200	87,009																									
FUS	384	100	384	27,843																									
UGR	720	45	324	23,493																									
UGR	240	45	108	7,831																									
UGR	480	45	216	15,662																									
UGR	600	45	270	19,577																									
UOP	600	20	120	8,701																									
UOP	1,342	20	268	19,432																									
UOP	288	20	58	4,206																									
TOTALS	7,336		3,322	240,870																									
EXTRA FEATURES										35002 MARY RD, CALLAHAN																			
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