

[illegible]

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			25	MOD METAL 100			6500	01	840	83.4900	29.22	24,545	2018	2018	0	0	0	5.00	95.00	STANDARD									
Roof Structur			03	GABLE/HIP 100			2 GARAGE RES - 100% - 2019										Heated Area: 840					HX Base Yr 2019							
Roof Cover			12	MODULAR MT 100			24 35 24 35 BAS 2021																						
Interior Wall			01	MINIMUM 100																									
Interior Floo			03	CONC FINSH 100																									
Air Condition			06	ENG CENTRL 100																									
Heating Type				N/A 100																									
Bedrooms				0 100																									
Bathrooms				0 100																									
Frame			05	STEEL 100																									
Stories			1.	1. 100																									
Units				0 100																									
Occupancy			00	NONE 100																									
Quality			06	Quality Level 06																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM				MKT AREA			05																						
NEIGHBORHOOD/LOC			5001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	840	100	840	23,318																									
TOTALS			840		840	23,318																							
EXTRA FEATURES					55015 COUNTREE LIFE WAY, CALLAHAN															05/30/2023		MLU							
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												