



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		17	CB STUCCO 100		7101	04	3,589	84.1994	131.77	472,923	1980	1985	0	0	0	19.00	81.00	VALUATION BY		STANDARD																							
Roof Structur		04	WOOD TRUSS 100		2 CHURCH - 0% - 0													Heated Area: 3589													HX Base Yr												
Roof Cover		03	COMP SHNGL 100		90 40 40 30 52 8 7 8 7 40 40 BAS 1993 FEP 1994													Tax Group: 6													Tax Dist:												
Interior Wall		04	PLYWOOD 100															BUILDING MARKET VALUE													383,068												
Interior Floo		14	CARPET 70															TOTAL MARKET OB/XF VALUE													68												
Interior Floo		03	CONC FINSH 30															TOTAL LAND VALUE - MARKET													29,700												
Ceiling		01	FIN.SUSPD 100															TOTAL MARKET VALUE													412,836												
Air Condition		03	CENTRAL 100															SOH/AGL Deduction													156,339												
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE													256,497												
Fixtures			7 100															TOTAL EXEMPTION VALUE													02 256,497												
Frame		03	MASONRY 100															BASE TAXABLE VALUE													0												
Story Height			9 100															TOTAL JUST VALUE													412,836												
RMS			7 100															NCON VALUE													0												
Stories		1.	1. 100															INCOME VALUE																									
Units			0 100															PREVIOUS YEAR MKT VALUE													444,163												
BUD8 Adjustme		06	DIST 1D 100																																								
Occupancy		00	NONE 100																																								
Quality		03	Quality Level 03																																								
DOR CODE		7100	CHURCHES																																								
MAP NUM			MKT AREA				08																																				
NEIGHBORHOOD/LOC		8001.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	3,544	100	3,544	378,264																																							
FEP	56	80	45	4,803																																							
TOTALS		3,600		3,589	383,068																																						
EXTRA FEATURES					613172 RIVER RD, 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																											
1	0810	CONCRETE A	0	0	8	4	32.00	SF	6.50																																		