

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	AP	NORM	% COND	VALUATION SUMMARY											
Exterior Wall		05	AVERAGE 100		0100	01	1,175	104.1980	98.99	116,313	1982	1983		0	20	17.25	62.75	VALUATION BY					STANDARD						
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 2023													Heated Area: 912					HX Base Yr						
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE					72,986						
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE					0						
Interior Floo		14	CARPET 90															TOTAL LAND VALUE - MARKET					35,000						
Interior Floo		11	CLAY TILE 10															TOTAL MARKET VALUE					107,986						
Air Condition		01	NONE 100															SOH/AGL Deduction					0						
Heating Type		02	CONVECTION 100															ASSESSED VALUE					107,986						
Bedrooms			2 100															TOTAL EXEMPTION VALUE					0						
Bathrooms			1 100															BASE TAXABLE VALUE					107,986						
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE					107,986						
Stories		1.	1. 100															NCON VALUE					0						
Units			0 100		INCOME VALUE																								
BUD8 Adjustme		01	DIST CA 100		PREVIOUS YEAR MKT VALUE					104,613																			
Occupancy		00	NONE 100																										
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA				07																						
NEIGHBORHOOD/LOC		7001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	912	100	912	56,650																									
STR	48	10	5	311																									
UCP	912	20	182	11,305																									
UCP	192	20	38	2,361																									
UOP	192	20	38	2,361																									
TOTALS		2,256		1,175	72,986																								
EXTRA FEATURES					45014 DRAGONFLY WAY, 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														