

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION																				PAGE 1 of 16									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
Exterior Wall	15	0100	01	1,110	110.1870	104.68	116,195	1950	1970	0	0	0	27.75	72.25	VALUATION BY		STANDARD												
Roof Structure	03	1 SINGLE FAM - 100% - 0													Heated Area: 1008					HX Base Yr									
Roof Cover	03	BAS 1993 FCP 1993 FST 1993													Tax Group: 6					Tax Dist:									
Interior Wall	05														BUILDING MARKET VALUE					83,951									
Interior Floor	14														TOTAL MARKET OB/XF VALUE					432									
Interior Floor	08														TOTAL LAND VALUE - MARKET					35,000									
Air Condition	03														TOTAL MARKET VALUE					119,383									
Heating Type	04														SOH/AGL Deduction					75,922									
Bedrooms															ASSESSED VALUE					43,461									
Bathrooms															TOTAL EXEMPTION VALUE					HX HB WR 30,000									
Frame	02														BASE TAXABLE VALUE					13,461									
Stories	1.														TOTAL JUST VALUE					119,383									
Units	0	INCOME VALUE					0																						
BUD8 Adjustme	06	PREVIOUS YEAR MKT VALUE					116,026																						
Occupancy	00																												
Quality		04	Quality Level 04																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		08																								
NEIGHBORHOOD/LOC		8026.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,008	100	1,008	76,236																									
FCP	276	25	69	5,219																									
FST	60	55	33	2,496																									
TOTALS		1,344	1,110	83,951																									
EXTRA FEATURES					45320 MORGAN CIR, 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														
1	0681	POLE SHED	0 100	10 12	120.00	SF	15.00	15.00	100	1996	1996	3	24	432															
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000												
REVIEW DATE 05/05/2020 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS																													