



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 80		
Interior Floo	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories		1. 1. 100		
Units		0 100		
BUD8 Adjustme	06	DIST 1D 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
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
BAS	1,363	100	1,363	101,135
BAS	377	100	377	27,973
FOP	200	30	60	4,452
TOTALS		1,940	1,800	133,560

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,800	123.0000	116.85	210,330	1966	1970	0	0	0	36.50	63.50
1 SINGLE FAM - 0% - 2023				Heated Area: 1740				HX Base Yr				
13 29 BAS 2003 47 29 BAS 1993 25 8 FOP 1993												

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		12	CEDAR 100		0820	02	784	111.4000	77.98	61,136	1989	1989	0	0	0	70.00	30.00	VALUATION BY					STANDARD						
Roof Structur		03	GABLE/HIP 100		2 M/H 93- - 0% - 2023														Heated Area: 784					HX Base Yr					
Roof Cover		03	COMP SHNGL 100		14 BAS 2018 14														Tax Group: 6					Tax Dist:					
Interior Wall		04	PLYWOOD 100																BUILDING MARKET VALUE					151,901					
Interior Floo		14	CARPET 60																TOTAL MARKET OB/XF VALUE					6,298					
Interior Floo		08	SHT VINYL 40																TOTAL LAND VALUE - MARKET					80,000					
Air Condition		03	CENTRAL 100																TOTAL MARKET VALUE					238,199					
Heating Type		04	AIR DUCTED 100																SOH/AGL Deduction					24,732					
Bedrooms			2 100																ASSESSED VALUE					213,467					
Bathrooms			2 100																TOTAL EXEMPTION VALUE					0					
Frame			N/A 100																BASE TAXABLE VALUE					213,467					
Stories		1.	1. 100																TOTAL JUST VALUE					238,199					
Units			0 100																NCON VALUE					0					
Quality		03	Quality Level 03																	INCOME VALUE									
DOR CODE		0100	SINGLE FAMILY																	PREVIOUS YEAR MKT VALUE									
MAP NUM			MKT AREA		08																								
NEIGHBORHOOD/LOC		8001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	784	100	784	18,341																									
TOTALS		784		784	18,341																								
EXTRA FEATURES				44131 BELLAMY LN, CALLAHAN														BLD DATE		LGL DATE		05/19/2023		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													