



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	20	FACE BRICK 100	0900	01	2,201	101.4790	126.85	279,197	2010	2010	0	0	0	9.75	90.25	VALUATION BY		STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2023										Heated Area: 1884					HX Base Yr 2023															
Roof Cover	03	COMP SHNGL 100																															
Interior Wall	05	DRYWALL 100																															
Interior Floo	14	CARPET 60																															
Interior Floo	08	SHT VINYL 40																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms		4 100																															
Bathrooms		2 100																															
Frame	02	WOOD FRAME 100																															
Stories	1.	1. 100																															
Units		0 100																															
Occupancy	00	NONE 100																															
Quality			02	Quality Level 02																													
DOR CODE			0100	SINGLE FAMILY																													
MAP NUM				MKT AREA		07																											
NEIGHBORHOOD/LOC			7004.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,884	100	1,884	215,684																													
FGR	438	55	241	27,590																													
FOP	39	30	12	1,374																													
PTO	80	5	4	458																													
USP	200	30	60	6,869																													
TOTALS			2,641		2,201	251,975																											
EXTRA FEATURES										45174 WEAVER CIR, 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	100	0	0	632.00	SF	6.50	6.50	100	2010	2010	3	91	3,738																	
2	0811	CONCRETE B	0	100	0	0	1,186.00	SF	5.20	5.20	100	2020	2020	3	99	6,106																	