



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		0100	01	2,025	122.8430	116.70	236,318	2011	2011	0	0	0	6.00	94.00	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2012													Heated Area: 1776					HX Base Yr 2012						
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE					222,139				
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					4,467				
Interior Floo		14	CARPET 60																	TOTAL LAND VALUE - MARKET					40,000				
Interior Floo		08	SHT VINYL 40																	TOTAL MARKET VALUE					266,606				
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					126,096				
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					140,510				
Bedrooms			4 100																	TOTAL EXEMPTION VALUE					HX HB 50,000				
Bathrooms			2 100																	BASE TAXABLE VALUE					90,510				
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					266,606				
Stories		1.	1. 100																	NCON VALUE					0				
Units		0	100																	INCOME VALUE									
Occupancy		00	NONE 100																	PREVIOUS YEAR MKT VALUE					256,680				
Quality		06	Quality Level 06																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA				08																						
NEIGHBORHOOD/LOC		8012.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,776	100	1,776	194,823																									
FGR	420	55	231	25,341																									
FOP	20	30	6	658																									
PTO	240	5	12	1,316																									
TOTALS		2,456		2,025	222,139																								
EXTRA FEATURES					54085 TURNING LEAF DR, 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	747.00	SF	6.50	6.50	100	2011	2011	3	92	4,467														