

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	TOT	NORM	% COND	STANDARD																
Exterior Wall	30	VINYL 100	0900	01	2,572	98.4960	123.12	316,665	1995	1995	0	0	0	13.75	86.25	VALUATION BY																
Roof Structur	08	IRREGULAR 100	2 SNGL FAM - 100% - 1996										Heated Area: 2326										HX Base Yr 1996									
Roof Cover	03	COMP SHNGL 100	21 4 12 4 21 6 10 8 36 33 6 54 48 3 8 29 6 12 7 4 3 4 1995 14 11 14 20 16 9 6 22 13 11 20 1995 14 11 14 20 16 9 6 22 13 11 20 1995																													
Interior Wall	05	DRYWALL 100																														
Interior Floo	14	CARPET 80																														
Interior Floo	12	HARDWOOD 20																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		3 100																														
Bathrooms		2.5 100																														
Frame	02	WOOD FRAME 100																														
Stories	0	0 100																														
Units	0	0 100																														
Occupancy	00	NONE 100																														
Quality		02	Quality Level 02																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA		08																											
NEIGHBORHOOD/LOC		8028.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,676	100	1,676	177,976																												
FOP	16	30	5	531																												
FOP	356	30	107	11,363																												
FOP	446	30	134	14,230																												
FUS	650	100	650	69,024																												
TOTALS		3,144		2,572	273,124																											
EXTRA FEATURES										540100 US HWY 1, 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	0510	GARAGE WD-	0	100	19	27	513.00	SF	35.00	35.00	100	1980	1980	3	20	3,591																
2	0510	GARAGE WD-	0	100	16	25	400.00	SF	8.75	8.75	100	1980	1980	3	20	700																
3	0811	CONCRETE B	0	100	34	24	816.00	SF	5.20	5.20	100	1998	1998	3	75	3,182																
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800																
5	0476	VF 6 SBPL	0	100	0	0	42.00	LF	32.00	32.00	100	2004	2004	3	64	860																
6	0861	POOL GUNIT	0	100	0	0	544.00	SF	85.00	85.00	100	2004	2004	3	36	16,646																
7	0845	KOOL DECK	0	100	0	0	631.00	SF	7.25	7.25	100	2004	2004	3	84	3,843																
LAND DESCRIPTION										TOTAL OB/XF										31,622												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	63,000															