



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 60	0100	01	1,804	110.8000	105.26	189,889	1991	1991	0	0	0	19.04	80.96	VALUATION BY						STANDARD										
Exterior Wall	20	FACE BRICK 40	1 SINGLE FAM - 100% - 2023										Heated Area: 1782					HX Base Yr 2023														
Roof Structure	03	GABLE/HIP 100	BAS 1993 FOP 1993															Tax Group: 6					Tax Dist:									
Roof Cover	03	COMP SHNGL 100																BUILDING MARKET VALUE					153,734									
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE					7,239									
Interior Floor	14	CARPET 90																TOTAL LAND VALUE - MARKET					45,000									
Interior Floor	08	SHT VINYL 10																TOTAL MARKET VALUE					205,973									
Air Condition	03	CENTRAL 100																SOH/AGL Deduction					21,054									
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE					184,919									
Bedrooms	3	100																TOTAL EXEMPTION VALUE					HX HB 50,000									
Bathrooms	2	100																BASE TAXABLE VALUE					134,919									
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE					205,973									
Stories	1.	1. 100																NCON VALUE					0									
Units	0	100																INCOME VALUE														
Occupancy	00	NONE 100																PREVIOUS YEAR MKT VALUE					199,482									
Quality	03	Quality Level 03																														
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	1,782	100	1,782	151,859																												
FOP	72	30	22	1,875																												
TOTALS			1,854		1,804	153,734																										
EXTRA FEATURES			54943 DORNBUSH RD, 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	0812	CONCRETE C	0 100	0	0	1,540.00	SF	4.00	4.00	100	1991	1991	3	62	3,819																	
2	0940	SHEDS/PORT	0 100	12	10	120.00	SF	30.00	30.00	100	1992	1992	3	20	720																	
3	0811	CONCRETE B	0 100	28	20	560.00	SF	5.20	5.20	100	1994	1994	3	68	1,980																	
4	0681	POLE SHED	0 100	10	12	120.00	SF	15.00	15.00	100	2005	2005	3	40	720																	