

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		NORM	% COND																		
Exterior Wall	20	FACE BRICK 100	0900	01	1,755	101.7000	127.12	223,096	2006	2006	0	0	0	12.75	87.25																	
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2007										Heated Area: 1590										HX Base Yr 2007									
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floor	12	HARDWOOD 60																														
Interior Floor	14	CARPET 40																														
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																														
Occupancy	00	NONE 100																														
Quality		01	Quality Level 01																													
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	1,590	100	1,590	176,351																												
FOP	234	30	70	7,764																												
FOP	318	30	95	10,536																												
TOTALS		2,142		1,755	194,651																											
EXTRA FEATURES					55306 SHUG 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	0940	SHEDS/PORT	0 100	10	8	80.00	SF	19.50	19.50	100	2004	2004	3	22	343																	
2	0530	STBL WD	0 100	60	36	2,160.00	SF	30.00	30.00	100	2004	2004	3	36	23,328																	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150																	
4	0940	SHEDS/PORT	0 100	12	14	168.00	SF	30.00	30.00	100	2009	2009	3	40	2,016																	