

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	PAGE 1 of 1																
Exterior Wall	20	FACE BRICK 100	0900	01	3,681	103.1940	128.99	474,812	2002	2002	0	0	0	15.75	84.25	VALUATION BY																
Roof Structur	03	GABLE/HIP 100	2 SNGL FAM - 100% - 2006										Heated Area: 3021										STANDARD									
Roof Cover	03	COMP SHNGL 100											HX Base Yr 2006										Tax Group: 6									
Interior Wall	05	DRYWALL 60																					Tax Dist:									
Interior Wall	08	DECORATIVE 40																					BUILDING MARKET VALUE									
Interior Floo	13	LVT/LAMNT 60																					TOTAL MARKET OB/XF VALUE									
Interior Floo	14	CARPET 40																					TOTAL LAND VALUE - MARKET									
Air Condition	03	CENTRAL 100																					TOTAL MARKET VALUE									
Heating Type	04	AIR DUCTED 100																					SOH/AGL Deduction									
Bedrooms	5	100																					ASSESSED VALUE									
Bathrooms	2.5	100																					TOTAL EXEMPTION VALUE									
Frame	02	WOOD FRAME 100																					HX HB									
Stories	1.5	1.5 100																					BASE TAXABLE VALUE									
Units	0	100																					TOTAL JUST VALUE									
Occupancy	00	NONE 100																					NCON VALUE									
Quality			04	Quality Level 04																		INCOME VALUE										
DOR CODE			0100	SINGLE FAMILY																		PREVIOUS YEAR MKT VALUE										
MAP NUM			MKT AREA		08																											
NEIGHBORHOOD/LOC			8009.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,577	100	2,577	280,053																												
FGR	999	55	549	59,662																												
FOP	144	30	43	4,673																												
FOP	200	30	60	6,520																												
FUS	444	100	444	48,252																												
PTO	48	5	2	217																												
PTO	117	5	6	652																												
TOTALS			4,529		3,681	400,029	45126 STRATTON RD, CALLAHAN																									
EXTRA FEATURES																																
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	86	1,720																
2	0812	CONCRETE C	0	100	0	0	4,579.00	SF	4.00	4.00	100	2002	2002	3	82	15,019																
3	1127	BRICK 8"	0	100	13	0	39.00	SF	11.00	11.00	100	2005	2005	3	96	412																
4	0810	CONCRETE A	0	100	30	18	540.00	SF	6.50	6.50	100	2016	2016	3	96	3,370																