

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		19	COMMON BRK 100		0100	01	2,506	133.5840	126.90	318,011	1974	1994	0	0	0	24.25	75.75	VALUATION BY					STANDARD																
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2021										Heated Area: 2184					HX Base Yr 2021					Tax Group: 6					Tax Dist:									
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE					240,893																			
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE					13,930																			
Interior Floor		14	CARPET 100												TOTAL LAND VALUE - MARKET					35,000																			
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE					289,823																			
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction					65,643																			
Bedrooms			3 100												ASSESSED VALUE					224,180																			
Bathrooms			2 100												TOTAL EXEMPTION VALUE					HX HB																			
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE					174,180																			
Stories		1.	1. 100												TOTAL JUST VALUE					289,823																			
Units			0 100												NCON VALUE					0																			
BUD8 Adjustme		06	DIST 1D 100												INCOME VALUE					280,336																			
Occupancy		00	NONE 100																																				
Quality		06	Quality Level 06																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA		08																																		
NEIGHBORHOOD/LOC		8009.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,184	100	2,184	209,941																																			
FGR	506	55	278	26,723																																			
FOP	28	30	8	769																																			
UOP	180	20	36	3,460																																			
TOTALS		2,898		2,506	240,893																																		
EXTRA FEATURES					45142 STRATTON RD, CALLAHAN										BLD DATE					08/28/2008					JW					LGL DATE									
															XF DATE										LAND DATE														
															INC DATE										AG DATE														
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	0825	BRICK	0 100	0	0	162.00	SF	12.50	12.50	100	1980	1980	3	73.5	1,488																								
2	0861	POOL GUNIT	0 100	0	0	512.00	SF	85.00	85.00	100	1980	1980	3	20	8,704																								
3	0812	CONCRETE C	0 100	0	0	2,512.00	SF	4.00	4.00	100	1980	1980	3	32.5	3,266																								
4	0351	CARPORT MT	0 100	20	20	400.00	SF	5.90	5.90	100	1983	1983	3	20	472																								
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