



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	31	HARDIE BRD 100	0900	01	1,176	122.0060	152.51	179,352	2023	2023	0	0	0	0.00	100.00	VALUATION BY						STANDARD																																			
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2024										Heated Area: 1140					HX Base Yr 2024					Tax Group: 1					Tax Dist:																													
Roof Cover	03	COMP SHNGL 100	20 57 BAS 2024 57 20 FOP 2024 20										BUILDING MARKET VALUE					179,352																																							
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					3,699																																							
Interior Floo	13	LVT/LAMNT 90											TOTAL LAND VALUE - MARKET					35,000																																							
Interior Floo	11	CLAY TILE 10											TOTAL MARKET VALUE					218,051																																							
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					0																																							
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					218,051																																							
Bedrooms		2 100											TOTAL EXEMPTION VALUE					50,000																																							
Bathrooms		2 100											BASE TAXABLE VALUE					168,051																																							
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					218,051																																							
Stories	1.	1. 100											NCON VALUE					183,051																																							
Units		0 100	INCOME VALUE																																																						
Quality		03	Quality Level 03												PREVIOUS YEAR MKT VALUE					25,000																																					
DOR CODE		0100	SINGLE FAMILY																																																						
MAP NUM			MKT AREA		07																																																				
NEIGHBORHOOD/LOC		7001.00																																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA																	SUBAREA MARKET VALUE																																					
BAS	1,140	100	1,140																	173,861																																					
FOP	120	30	36																	5,490																																					
TOTALS		1,260		1,176	179,352																																																				
EXTRA FEATURES										45115 MICKLER ST, 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	0810	CONCRETE A	0 100	0	0	569.00	SF	6.50	6.50	100	2024	2023		100	3,699																																										