



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD																	
Exterior Wall	15	CONC BLOCK 100	7101	04	4,968	88.3116	138.21	686,627	1985	1985	0	0	0	19.00	81.00	Tax Group: 1	Tax Dist:																	
Roof Structur	04	WOOD TRUSS 100	1 CHURCH - 0% - 0										Heated Area: 4968										HX Base Yr											
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE											
Interior Wall	05	DRYWALL 70																					TOTAL MARKET OB/XF VALUE											
Interior Wall	01	MINIMUM 30																					TOTAL LAND VALUE - MARKET											
Interior Floo	14	CARPET 100																					TOTAL MARKET VALUE											
Ceiling	01	FIN.SUSPD 100																					SOH/AGL Deduction											
Air Condition	03	CENTRAL 100																					ASSESSED VALUE											
Heating Type	04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE											
Fixtures	15	100																					BASE TAXABLE VALUE											
Frame	03	MASONRY 100																					TOTAL JUST VALUE											
Story Height	8	100																					NCON VALUE											
RMS	9	100																					INCOME VALUE											
Stories	1.	1. 100																					PREVIOUS YEAR MKT VALUE											
Units	0	100																																
BUD8 Adjustme	01	DIST CA 100																																
Occupancy	00	NONE 100																																
Quality	03	Quality Level 03																																
DOR CODE	7100	CHURCHES																																
MAP NUM		MKT AREA																																
NEIGHBORHOOD/LOC	7001.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,882	100	1,882	210,690																														
BAS	102	100	102	11,419																														
BAS	576	100	576	64,483																														
BAS	2,408	100	2,408	269,576																														
TOTALS	4,968		4,968	556,168																														
EXTRA FEATURES					45137 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	0803	ASPHALT C	0	0	0	0			3,900.00	SF	2.00				3,900																			
2	0812	CONCRETE C	0	0	0	0			3,108.00	SF	4.00				7,397																			
3	0940	SHEDS/PORT	0	0	12	9			108.00	SF	30.00				648																			
4	0351	CARPORT MT	0	0	20	18			360.00	SF	10.00				720																			
5	0402	CONC BUMPE	0	0	0	0			31.00	UT	25.00				527																			
6	0978	SECURTY LT	0	0	0	0			2.00	UT	450.00				252																			
7	0424	CL FNC 6'	0	0	21	0			21.00	LF	20.00				113																			
8	0351	CARPORT MT	0	0	24	18			432.00	SF	10.00				2,592																			
9	0971	ST LGHT OV	0	0	0	0			1.00	UT	1,555.00				1,026																			
LAND DESCRIPTION										TOTAL OB/XF										17,175														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000000	C	VAC RES	0		RL	154.00	171.00	154.00	FF		1.00	1.00	1.00	700.00	700.00	107,800																	