

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		30	VINYL 100		0100	01	816	117.7000	111.82	91,245	2005	2005	0	0	0	8.50	91.50	VALUATION BY					STANDARD						
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 2023													Heated Area: 816					HX Base Yr						
Roof Cover		03	COMP SHNGL 100		24 34 24 34 BAS 2005															BUILDING MARKET VALUE					83,489				
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					821				
Interior Floo		08	SHT VINYL 100																	TOTAL LAND VALUE - MARKET					8,050				
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE					92,360				
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction					0				
Bedrooms			2 100																	ASSESSED VALUE					92,360				
Bathrooms			1 100																	TOTAL EXEMPTION VALUE					0				
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE					92,360				
Stories		1.	1. 100																	TOTAL JUST VALUE					92,360				
Units			0 100																	NCON VALUE					0				
BUD8 Adjustme		06	DIST 1D 100																	INCOME VALUE									
Occupancy		00	NONE 100																	PREVIOUS YEAR MKT VALUE					88,662				
					MISC CC & SHEDS NO VALUE																								
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		07																								
NEIGHBORHOOD/LOC		8026.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	816	100	816	83,489																									
TOTALS					816		816	83,489																					
EXTRA FEATURES					45101 HOLLOWAY LN, 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	0	0	0	85.00	SF	6.50	6.50	100	2005	2005	3	86	475													
2	0940	SHEDS/PORT	0	0	8	6	48.00	SF	30.00	30.00	100	2005	2005	3	24	346													