



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	0800	02	1,570	154.9600	116.22	182,465	2007	2010	0	0	0	34.00	66.00	VALUATION BY																
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2023										Heated Area: 1508					HX Base Yr 2023					STANDARD									
Roof Cover	03	COMP SHNGL 100	26 58 BAS 2009 26 8 FOP 2009 26															Tax Group: 6					Tax Dist:									
Interior Wall	04	PLYWOOD 100																BUILDING MARKET VALUE					120,427									
Interior Floo	14	CARPET 80																TOTAL MARKET OB/XF VALUE					3,680									
Interior Floo	11	CLAY TILE 20																TOTAL LAND VALUE - MARKET					10,000									
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE					134,107									
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction					697									
Bedrooms		3 100																ASSESSED VALUE					133,410									
Bathrooms		2 100																TOTAL EXEMPTION VALUE					50,000									
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE					83,410									
Stories	0	0 100																TOTAL JUST VALUE					134,107									
Units	0	0 100																NCON VALUE					0									
																		INCOME VALUE														
																		PREVIOUS YEAR MKT VALUE					129,524									
Quality										06	Quality Level 06																					
DOR CODE										0200	MOBILE HOME																					
MAP NUM											MKT AREA					08																
NEIGHBORHOOD/LOC										8019.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,508	100	1,508	115,672																												
FOP	208	30	62	4,756																												
TOTALS										1,716		1,570	120,427																			
EXTRA FEATURES										45083 LUTHER 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	629.00	SF	6.50	6.50	100	2009	2009	3	90	3,680																	
LAND DESCRIPTION										TOTAL OB/XF										3,680												
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	000102	C	SFR/MH	100		RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	10,000.00	10,000.00	10,000															