



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	PAGE 1 of 1															
Exterior Wall		20	FACE BRICK 100		0900	01	2,225	96.1380	126.90	282,352	2005	2008	0	0	0	12.00	88.00	6															
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2006													Heated Area: 1873					HX Base Yr 2006										
Roof Cover		03	COMP SHNGL 100																														
Interior Wall		05	DRYWALL 100																														
Interior Floo		14	CARPET 80																														
Interior Floo		08	SHT VINYL 20																														
Air Condition		03	CENTRAL 100																														
Heating Type		04	AIR DUCTED 100																														
Bedrooms			4 100																														
Bathrooms			2 100																														
Frame		02	WOOD FRAME 100																														
Stories		1.	1. 100																														
Units			0 100																														
Occupancy		00	NONE 100																														
Quality		01	Quality Level 01																														
DOR CODE		0100	SINGLE FAMILY																														
MAP NUM			MKT AREA															08															
NEIGHBORHOOD/LOC		8024.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,873	100	2005	1,873	209,162																												
FGR	441	55	2005	243	27,137																												
FOP	124	30	2005	37	4,132																												
UOP	60	20	2009	12	1,340																												
USP	200	30	2009	60	6,700																												
TOTALS		2,698			2,225	248,470																											
EXTRA FEATURES					54419 CHURCH RD, 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	0812	CONCRETE C	0 100	0	0	2,825.00	SF	4.00	4.00	100	2005	2005	3	84	9,492																		
2	0940	SHEDS/PORT	0 100	10	16	160.00	SF	19.50	19.50	100	2005	2005	3	22	686																		
3	0681	POLE SHED	0 100	10	12	120.00	SF	15.00	15.00	100	2009	2009	3	52	936																		
4	0810	CONCRETE A	0 100	11	23	253.00	SF	6.50	6.50	100	2009	2009	3	89	1,464																		
5	0681	POLE SHED	0 100	40	27	1,080.00	SF	15.00	15.00	100	2017	2017	3	81	13,122																		
6	0351	CARPORT MT	1 100	40	14	560.00	SF	10.00	10.00	100	2023	2022		93	5,208																		
LAND DESCRIPTION																	TOTAL OB/XF 30,908																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000100	C	RES	100		OR	0.00	0.00	1.27	AC		1.00	1.00	1.00	45,000.00	45,000.00	57,150																
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