

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall	19	COMMON BRK 100								0100	01	2,248	119.5600	119.56	268,771	1967	1972	0	0	0	36.00	64.00	VALUATION BY								STANDARD																								
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 1976										Heated Area: 1699										HX Base Yr 1976										Tax Group: 6								Tax Dist:							
Roof Cover	12	MODULAR MT 100																		BUILDING MARKET VALUE										172,013																									
Interior Wall	05	DRYWALL 90																		TOTAL MARKET OB/XF VALUE										2,488																									
Interior Wall	04	PLYWOOD 10																		TOTAL LAND VALUE - MARKET										46,350																									
Interior Floo	14	CARPET 80																		TOTAL MARKET VALUE										220,851																									
Interior Floo	08	SHT VINYL 20																		SOH/AGL Deduction										77,535																									
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										143,316																									
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB WR 55,722																									
Bedrooms	3	100																		BASE TAXABLE VALUE										87,594																									
Bathrooms	1.5	100																		TOTAL JUST VALUE										220,851																									
Frame	02	WOOD FRAME 100																		NCON VALUE										0																									
Stories	1.	1. 100																		INCOME VALUE																																			
Units	0	100																		PREVIOUS YEAR MKT VALUE										203,374																									
Occupancy	00	NONE 100																																																					
Quality		03	Quality Level 03																																																				
DOR CODE		0100	SINGLE FAMILY																																																				
MAP NUM			MKT AREA				08																																																
NEIGHBORHOOD/LOC		8028.00																																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																		
BAS	1,699	100	1993	1,699	130,004																																																		
FGR	636	55	1993	350	26,781																																																		
FOP	12	30	1993	4	306																																																		
FST	100	55	2001	55	4,209																																																		
USP	420	30	1993	126	9,642																																																		
UST	32	45	1993	14	1,071																																																		
TOTALS		2,899			2,248	172,013																																																	
EXTRA FEATURES										54100 FARAWAY PL, 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	1,498.00	SF	4.00	4.00	100	1980	1980	3	30	1,798																																							
2	0681	POLE SHED	0	100	10	23	230.00	SF	15.00	15.00	100	1970	1970	3	20	690																																							