

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	05	AVERAGE 100		0100	01	1,209	121.9000	121.90	147,377	1982	1982	0	0	0	17.75	82.25	VALUATION BY																			
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2003										Heated Area: 1024										STANDARD												
Roof Cover	03	COMP SHNGL 100												HX Base Yr 2003										Tax Group: 6												
Interior Wall	06	CUST PANEL 100																						Tax Dist:												
Interior Floo	14	CARPET 80																						BUILDING MARKET VALUE												
Interior Floo	08	SHT VINYL 20																						TOTAL MARKET OB/XF VALUE												
Air Condition	03	CENTRAL 100																						TOTAL LAND VALUE - MARKET												
Heating Type	04	AIR DUCTED 100																						TOTAL MARKET VALUE												
Bedrooms		2 100																						SOH/AGL Deduction												
Bathrooms		1 100																						ASSESSED VALUE												
Frame	02	WOOD FRAME 100																						TOTAL EXEMPTION VALUE												
Stories	1.	1. 100																						HX HB												
Units	0	0 100																						BASE TAXABLE VALUE												
BUD8 Adjustme	06	DIST 1D 100																						TOTAL JUST VALUE												
Occupancy	00	NONE 100																						NCON VALUE												
Quality		03	Quality Level 03																						INCOME VALUE											
DOR CODE		0100	SINGLE FAMILY																						PREVIOUS YEAR MKT VALUE											
MAP NUM			MKT AREA		08																															
NEIGHBORHOOD/LOC		8026.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,024	100	1993	1,024	102,669																															
DCK	672	10	1993	67	6,717																															
DCK	600	10	2002	60	6,016																															
FOP	192	30	1993	58	5,815																															
TOTALS		2,488			1,209	121,218																														
EXTRA FEATURES						43673 RATLIFF RD, CALLAHAN										BLD DATE		LGL DATE		05/21/2025		MLU														
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715																				
2	0510	GARAGE WD-	0	100	20	24	480.00	SF	35.00	35.00	100	1983	1983	3	20	3,360																				
3	0802	ASPHALT B	0	100	80	10	800.00	SF	1.68	1.68	100	1990	1990	3	50	672																				