



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 6																				
Exterior Wall	31	HARDIE BRD 100		0500	01	2,183	97.1964	153.57	335,243	2023	2023	0	0	0	0.00	100.00	VALUATION BY STANDARD																				
Roof Structur	03	GABLE/HIP 100		1 SFR CUST - 100% - 2024														Heated Area: 1889 HX Base Yr 2024																			
Roof Cover	03	COMP SHNGL 100																Tax Group: 6 Tax Dist:																			
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE 335,243																			
Interior Floo	13	LVT/LAMNT 60																TOTAL MARKET OB/XF VALUE 5,400																			
Interior Floo	14	CARPET 40																TOTAL LAND VALUE - MARKET 97,002																			
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE 437,645																			
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction 11,927																			
Bedrooms	4	100																ASSESSED VALUE 425,718																			
Bathrooms	2	100																TOTAL EXEMPTION VALUE HX HB 50,722																			
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE 374,996																			
Stories	1.	1. 100																TOTAL JUST VALUE 437,645																			
Units	0	100																NCON VALUE 0																			
Quality		01	Quality Level 01																																		
DOR CODE		0100	SINGLE FAMILY																																		
MAP NUM		MKT AREA															09																				
NEIGHBORHOOD/LOC		9013.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	1,889	100	2023	1,889	290,094																																
FGR	399	55	2023	219	33,632																																
FOP	122	30	2023	37	5,682																																
FOP	128	30	2023	38	5,836																																
TOTALS	2,538			2,183	335,243																																
EXTRA FEATURES					34435 MITIGATION TR, CALLAHAN										BLD DATE		LGL DATE		05/07/2025		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	0810	CONCRETE A	0	100	0	0	523.00	SF	6.50	6.50	100	2024	2023		100	3,400																					
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000																					
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