

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND									
Exterior Wall	06	BD/BATTEN 90								0900	01	3,823	101.1600	133.53	510,485	2018	2018	0	0	0	4.35	95.65								
Exterior Wall	21	STONE 10								1 SNGL FAM - 100% - 2019										Heated Area: 3265 HX Base Yr 2019										
Roof Structur	08	IRREGULAR 100																												
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	11	CLAY TILE 60																												
Interior Floo	14	CARPET 40																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	4	100																												
Bathrooms	3.5	100																												
Frame	02	WOOD FRAME 100																												
Stories	2.	2. 100																												
Units	0	100																												
Occupancy	00	NONE 100																												
Quality		03	Quality Level 03																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM								MKT AREA		08																				
NEIGHBORHOOD/LOC		8005.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,751	100	2018	2,751	351,362																									
FGR	678	55	2018	373	47,640																									
FOP	228	30	2018	68	8,685																									
FOP	264	30	2018	79	10,090																									
FST	56	55	2018	31	3,959																									
FUS	514	100	2018	514	65,648																									
STP	24	10	2018	2	255																									
STR	48	10	2018	5	639																									
TOTALS		4,563			3,823	488,279																								
EXTRA FEATURES										43230 RATLIFF 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	3,103.00	SF	4.00	4.00	100	2018	2018	3	97	12,040														
2	0861	POOL GUNIT	0	100	31	16	496.00	SF	85.00	85.00	100	2022	2022	3	95	40,052														
3	0855	CONC PAVR	0	100	0	0	1,022.00	SF	10.00	10.00	100	2022	2022	3	99	10,118														
4	0462	ST/AL FNC	0	100	96	0	480.00	SF	10.00	10.00	100	2022	2022	3	95	4,560														
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	98	294														
LAND DESCRIPTION										TOTAL OB/XF 67,064																				
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	2.88	AC		1.00	1.00	1.00	35,000.00	35,000.00	100,800													
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