

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	20	FACE BRICK 100		0900	01	1,391	106.4000	140.45	195,366	1987	1992	0	0	0	23.60	76.40	STANDARD												
Roof Structure	03	GABLE/HIP 100		1 SNGL FAM - 100% - 2013														Heated Area: 1242											
Roof Cover	03	COMP SHNGL 100																HX Base Yr 2013											
Interior Wall	05	DRYWALL 80																											
Interior Wall	04	PLYWOOD 20																											
Interior Floor	14	CARPET 80																											
Interior Floor	08	SHT VINYL 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	2	100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units	0	100																											
Occupancy	00	NONE 100																											
Quality		02 Quality Level 02																											
DOR CODE		0100 SINGLE FAMILY																											
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	1,242	100	1993	1,242	133,271																								
FEP	140	80	1993	112	12,018																								
UOP	64	20	1993	13	1,395																								
UOP	121	20	2002	24	2,575																								
TOTALS	1,567			1,391	149,260																								
EXTRA FEATURES						45172 JONES WAY, CALLAHAN										BLD DATE				LGL DATE				05/21/2025		MLU			
																XF DATE				LAND DATE									
																INC DATE				AG DATE									
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	20	3	60.00	SF	6.50	6.50	100	1987	1987	3	49.5	193													
2	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50	6.50	100	1987	1987	3	49.5	164													
3	0511	GARAGE CB-	0	100	24	26	624.00	SF	20.00	20.00	100	1987	1987	3	49.5	6,178													
4	0681	POLE SHED	0	100	18	19	342.00	SF	15.00	15.00	100	1927	1927	3	20	1,026													
5	0940	SHEDS/PORT	0	100	9	19	171.00	SF	30.00	30.00	100	1927	1927	3	20	1,026													
6	0940	SHEDS/PORT	0	100	9	16	144.00	SF	30.00	30.00	100	1987	1987	3	20	864													
7	0810	CONCRETE A	0	100	16	4	64.00	SF	6.50	6.50	100	1987	1987	3	49.5	206													
8	0811	CONCRETE B	0	100	0	0	762.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,961													
TOTAL OB/XF																		11,618											
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0005	OR	0.00	0.00	1.24	AC		1.00	1.00	1.00	45,000.00	45,000.00	55,800												