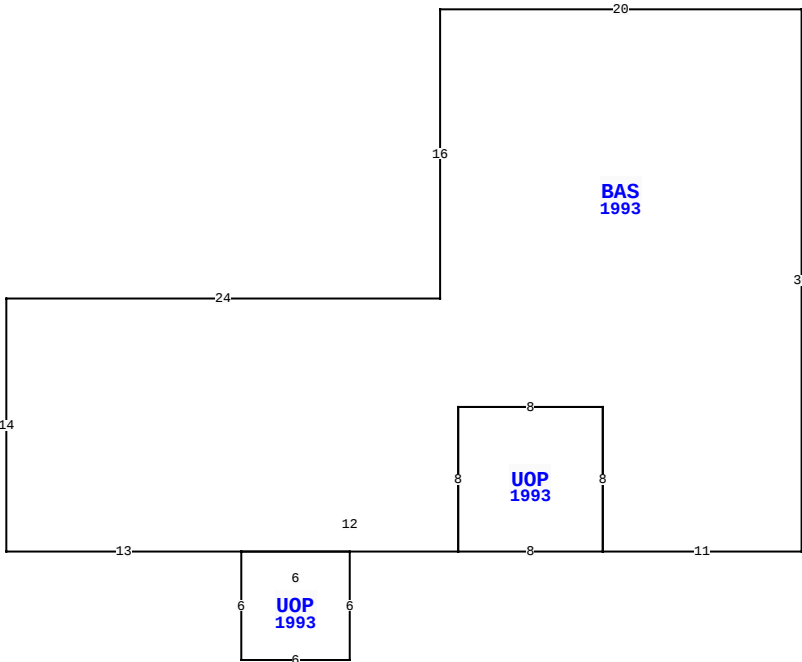


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY														
Exterior Wall	08	WD ON PLY 50								0100	01	892	96.6600	96.66	86,221	1942	1942	0	0	0	43.75	56.25	VALUATION BY														
Exterior Wall	15	CONC BLOCK 50								1 SINGLE FAM - 100% - 2021										Heated Area: 872										HX Base Yr 2021							
Roof Structure	03	GABLE/HIP 100																																			
Roof Cover	01	MINIMUM 100																																			
Interior Wall	05	DRYWALL 100																																			
Interior Floor	14	CARPET 100																																			
Air Condition	01	NONE 100																																			
Heating Type	02	CONVECTION 100																																			
Bedrooms		2 100																																			
Bathrooms		1 100																																			
Frame	02	WOOD FRAME 100																																			
Stories	1.	1. 100																																			
Units		0 100																																			
BUD8 Adjustme	06	DIST 1D 100																																			
Occupancy	00	NONE 100																																			
Quality		03		Quality Level 03																																	
DOR CODE		0100		SINGLE FAMILY																																	
MAP NUM				MKT AREA				08																													
NEIGHBORHOOD/LOC		8001.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	872	100	1993	872	47,412																																
UOP	36	20	1993	7	381																																
UOP	64	20	1993	13	707																																
TOTALS		972				892		48,499												BLD DATE				LGL DATE		05/09/2025		MLU									
EXTRA FEATURES										35266 QUAIL RD, CALLAHAN										XF DATE				LAND 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																				