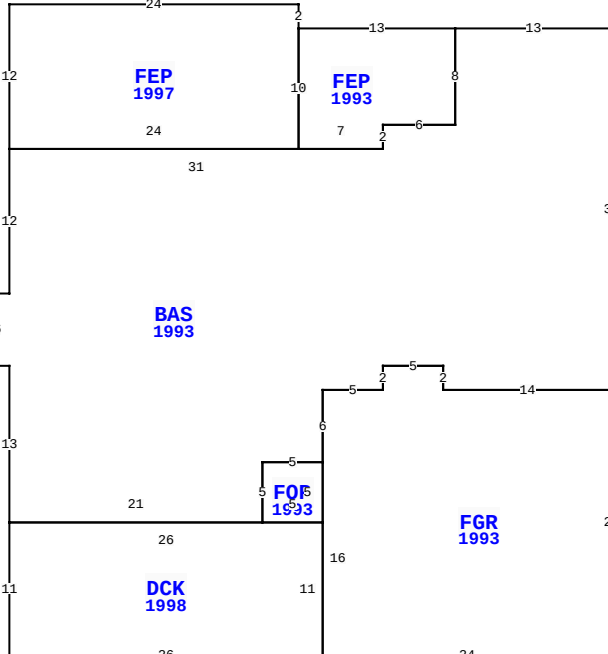


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		20	FACE BRICK 100							0100	01	2,056	132.1971	132.20	271,803	1986	1986		0		0	26.90	73.10	VALUATION BY					STANDARD														
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM - 100% - 0														Heated Area: 1399										HX Base Yr									
Roof Cover		03	COMP SHNGL 100																																								
Interior Wall		05	DRYWALL 100																																								
Interior Floo		13	LVT/LAMNT 70																																								
Interior Floo		11	CLAY TILE 30																																								
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																																								
BUD8 Adjustme		06	DIST 1D 100																																								
Occupancy		00	NONE 100																																								
Quality		06	Quality Level 06																																								
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	1,399	100	1993	1,399	135,197																																						
DCK	286	10	1998	29	2,803																																						
FEP	118	80	1993	94	9,084																																						
FEP	288	80	1997	230	22,227																																						
FGR	538	55	1993	296	28,605																																						
FOP	25	30	1993	8	773																																						
TOTALS		2,654			2,056	198,688																																					
EXTRA FEATURES							34481 HATHAWAY DR, CALLAHAN										BLD DATE				LGL DATE		05/09/2025		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	20	16	320.00	SF	6.50	6.50	100	1986	1986	3	47	978																											
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030																											
3	0812	CONCRETE C	0	100	0	0	2,614.00	SF	4.00	4.00	100	1990	1990	3	57	5,960																											
4	0200	BARN WD 0-	0	100	36	48	1,728.00	SF	20.00	20.00	100	1994	1994	3	20	6,912																											