

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	15	CONC BLOCK 80		0100	01	1,248	109.6040	109.60	136,781	1987	1995	0	0	0	14.45	85.55	STANDARD																
Exterior Wall	05	AVERAGE 20		1 SINGLE FAM - 0% - 0										Heated Area: 1124										HX Base Yr									
Roof Structure	03	GABLE/HIP 100																															
Roof Cover	03	COMP SHNGL 100																															
Interior Wall	05	DRYWALL 100																															
Interior Floor	14	CARPET 90																															
Interior Floor	08	SHT VINYL 10																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms	3	100																															
Bathrooms	1.5	100																															
Frame	03	MASONRY 100																															
Stories	1.	1. 100																															
Units	0	100																															
BUD8 Adjustme	01	DIST CA 100																															
Occupancy	00	NONE 100																															
Quality		03	Quality Level 03																														
DOR CODE		0100	SINGLE FAMILY																														
MAP NUM			MKT AREA		07																												
NEIGHBORHOOD/LOC		7001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	99	100	1993	99	9,282																												
BAS	1,025	100	1993	1,025	96,107																												
FGR	176	55	1993	97	9,095																												
FOP	56	30	1993	17	1,594																												
UOP	48	20	1993	10	938																												
TOTALS		1,404			1,248	117,016																											
EXTRA FEATURES					45156 EWING PARK 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	0811	CONCRETE B	0	0	64	10	640.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,647																	