



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	PAGE 1 of 1													
Exterior Wall	30	VINYL 100	0800	02	2,399	135.0800	114.82	275,453	2003	2006	0	0	0	44.00	56.00	6													
Roof Structure	03	GABLE/HIP 100	1 M/H 94+ - 100% - 1997										Heated Area: 2356					HX Base Yr 1997					VALUATION SUMMARY						
Roof Cover	12	MODULAR MT 100	12 12 12 12 40 36 31 76 FOP 2022 BAS 2003										BUILDING MARKET VALUE					154,254											
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					10,993											
Interior Floor	14	CARPET 70											TOTAL LAND VALUE - MARKET					90,000											
Interior Floor	08	SHT VINYL 30											TOTAL MARKET VALUE					210,617											
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					116,818											
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					93,799											
Bedrooms		4 100											TOTAL EXEMPTION VALUE					HX HB 50,722											
Bathrooms		3 100											BASE TAXABLE VALUE					43,077											
Bathrooms Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					255,247											
Stories	1.	1. 100											NCON VALUE					0											
Units		0 100											INCOME VALUE																
Quality		04	Quality Level 04												PREVIOUS YEAR MKT VALUE					222,991									
DOR CODE		5000	IMPROVED AG																										
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	2,356	100	2003	2,356	151,489																								
FOP	144	30	2022	43	2,765																								
TOTALS		2,500			2,399	154,254																							
EXTRA FEATURES						44188 HALIE LN, CALLAHAN										BLD DATE				LGL DATE				05/21/2025				MLU	
																XF DATE				LAND DATE				10/22/2024				KBA	
																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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010													
2	0510	GARAGE WD-	0	100	30	18	540.00	SF	35.00	35.00	100	2004	2004	3	32	6,048													
3	0510	GARAGE WD-	0	100	24	18	432.00	SF	14.00	14.00	100	2004	2004	3	32	1,935													