



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY																
Exterior Wall	15	CONC BLOCK 80	0100	01	1,927	101.3320	101.33	195,263	1980	1987	0	0	0	18.10	81.90	Tax Group: 6	STANDARD															
Exterior Wall	05	AVERAGE 20	1 SINGLE FAM - 100% - 2004										Heated Area: 1408										HX Base Yr 2004									
Roof Structur	03	GABLE/HIP 100																					BUILDING MARKET VALUE									
Roof Cover	12	MODULAR MT 100																					TOTAL MARKET OB/XF VALUE									
Interior Wall	05	DRYWALL 100																					TOTAL LAND VALUE - MARKET									
Interior Floo	14	CARPET 90																					TOTAL MARKET VALUE									
Interior Floo	08	SHT VINYL 10																					SOH/AGL Deduction									
Air Condition	03	CENTRAL 100																					ASSESSED VALUE									
Heating Type	04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE									
Bedrooms	3	100																					BASE TAXABLE VALUE									
Bathrooms	2	100																					TOTAL JUST VALUE									
Frame	03	MASONRY 100											NCON VALUE																			
Stories	1.	1. 100											INCOME VALUE																			
Units	0	100											PREVIOUS YEAR MKT VALUE																			
Occupancy	00	NONE 100																														
Quality	03	Quality Level 03																														
DOR CODE	0100	SINGLE FAMILY																														
MAP NUM		MKT AREA																														
NEIGHBORHOOD/LOC	8001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,120	100	1993	1,120	92,948																											
BAS	288	100	2013	288	23,901																											
FEP	224	80	1993	179	14,855																											
FEP	96	80	2013	77	6,390																											
FEP	126	80	2013	101	8,382																											
FOP	48	30	2013	14	1,162																											
FST	96	55	1993	53	4,398																											
UCP	476	20	2013	95	7,884																											
TOTALS	2,474			1,927	159,920																											
EXTRA FEATURES					34183 HATHAWAY DR, CALLAHAN																											
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