

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	15	CONC BLOCK 100								0900	01	1,514	94.5540	124.81	188,962	1990	1990	0	0	0	17.00	83.00	VALUATION BY								STANDARD								
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 0% - 0										Heated Area: 1503										HX Base Yr									
Roof Cover	12	MODULAR MT 100								27 45 12 3 3 24 57 BAS 1993 FOP 1993																													
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 80																																					
Interior Floo	08	SHT VINYL 20																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		4 100																																					
Bathrooms		2 100																																					
Frame	03	MASONRY 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
BUD8 Adjustme	06	DIST 1D 100																																					
Occupancy	00	NONE 100																																					
Quality		01 Quality Level 01																																					
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	1,503	100	1993	1,503	155,699																																		
FOP	36	30	1993	11	1,140																																		
TOTALS		1,539				1,514		156,838																															
EXTRA FEATURES										44084 YELSON WAY, 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	0810	CONCRETE A	0	0	33	11	363.00	SF	6.50	6.50	100	1991	1991	3	59.5	1,404																							
2	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	2000	2000	3	20	1,200																							
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