

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	32	LOG 100		0900	01	2,267	91.5516	120.85	273,967	1990	1995	0	0	0	0.00	100.00	VALUATION BY		STANDARD														
Roof Structur	08	IRREGULAR 100		1 SNGL FAM - 100% - 0										Heated Area: 1955				HX Base Yr 1994				Tax Group: 6		Tax Dist:									
Roof Cover	03	COMP SHNGL 50																BUILDING MARKET VALUE		273,967													
Roof Cover	12	MODULAR MT 50																TOTAL MARKET OB/XF VALUE		13,844													
Interior Wall	02	WALL BD/WD 60																TOTAL LAND VALUE - MARKET		74,900													
Interior Wall	05	DRYWALL 40																TOTAL MARKET VALUE		362,711													
Interior Floo	09	PINE WOOD 90																SOH/AGL Deduction		224,205													
Interior Floo	14	CARPET 10												ASSESSED VALUE		138,506																	
Air Condition	03	CENTRAL 100												TOTAL EXEMPTION VALUE		HX HB		50,722															
Heating Type	04	AIR DUCTED 100												BASE TAXABLE VALUE		87,784																	
Bedrooms		3 100												TOTAL JUST VALUE		362,711																	
Bathrooms		2.5 100												NCON VALUE		0																	
Frame	02	WOOD FRAME 100												INCOME VALUE																			
Stories	1.5	1.5 100												PREVIOUS YEAR MKT VALUE		348,721																	
Units	00	0 100																															
Occupancy	00	NONE 100																															
Quality		01		Quality Level 01																													
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA		08																											
NEIGHBORHOOD/LOC		8026.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,475	100	1993	1,475	178,254																												
FST	25	55	1993	14	1,692																												
FUS	480	100	1993	480	58,008																												
UOP	1,490	20	1993	298	36,013																												
TOTALS		3,470			2,267	273,967																											
EXTRA FEATURES						54089 HUNTER 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310																	
2	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	1990	1990	3	27	4,536																	
3	0812	CONCRETE C	0	100	0	0	2,393.00	SF	4.00	4.00	100	1990	1990	3	57	5,456																	
4	0830	FLAGSTONE	0	100	0	0	216.00	SF	12.00	12.00	100	1991	1991	3	59.5	1,542																	