

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	20	FACE BRICK 60																											
Exterior Wall	05	AVERAGE 40																											
Roof Structur	03	GABLE/HIP 100																											
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMNT 60																											
Interior Floo	11	CLAY TILE 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	2	100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units	0	100																											
Occupancy	00	NONE 100																											
Quality		06	Quality Level 06																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM		MKT AREA																08											
NEIGHBORHOOD/LOC		8027.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,530	100	1993	1,530	158,710																								
BAS	260	100	2009	260	26,970																								
FGR	484	55	1993	266	27,593																								
FOP	240	30	1993	72	7,468																								
TOTALS		2,514			2,128	220,742																							
EXTRA FEATURES										54082 JESSICA PL, 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	1993	1993	3	72	2,520													
2	0812	CONCRETE C	0	100	0	0	2,605.00	SF	4.00	4.00	100	1993	1993	3	64	6,669													
3	0811	CONCRETE B	0	100	0	0	621.00	SF	5.20	5.20	100	1994	1994	3	66	2,131													
4	0810	CONCRETE A	0	100	0	0	626.00	SF	6.50	6.50	100	2000	2000	3	77	3,133													
5	0851	PATIO STON	0	100	10	8	80.00	SF	0.75	0.75	100	2000	2000	3	77	46													
6	0476	VF 6 SBPL	0	100	0	0	261.00	LF	32.00	32.00	100	2024	2020		95	7,934													
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2020		95	570													
LAND DESCRIPTION										TOTAL OB/XF										23,003									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000												