

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	05	AVERAGE 50		0301	03	4,830	59.6700	50.72	244,978	1957	1957	0	0	0	29.63	70.37	VALUATION BY		STANDARD																
Exterior Wall	15	CONC BLOCK 50		1 APARTMENT - 0% - 0														Heated Area: 4403		HX Base Yr		Tax Group: 4		Tax Dist:											
Roof Structure	01	FLAT 100																				BUILDING MARKET VALUE		172,391											
Roof Cover	02	ROLL COMP 100																				TOTAL MARKET OB/XF VALUE		19,253											
Interior Wall	04	PLYWOOD 50																				TOTAL LAND VALUE - MARKET		56,250											
Interior Wall	05	DRYWALL 50																				TOTAL MARKET VALUE		247,894											
Interior Floor	14	CARPET 100																				SOH/AGL Deduction		0											
Air Condition	01	NONE 100																				ASSESSED VALUE		247,894											
Heating Type	07	RAD ELEC 100																				TOTAL EXEMPTION VALUE		0											
Bedrooms	0	100																				BASE TAXABLE VALUE		247,894											
Bathrooms	0	100																				TOTAL JUST VALUE		247,894											
Frame	03	MASONRY 100																				NCON VALUE		0											
Story Height	0	100																				INCOME VALUE													
RMS	10	100																				PREVIOUS YEAR MKT VALUE		248,506											
Units	0	100																																	
BUD8 Adjustme	04	DIST 01 100																																	
Quality		01		Quality Level 01																															
DOR CODE		0800		MULTI-FAMILY																															
MAP NUM				MKT AREA		09																													
NEIGHBORHOOD/LOC		9001.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	3,210	100	1993	3,210	114,570																														
BAS	1,193	100	2009	1,193	42,580																														
FOP	36	30	1993	11	393																														
FOP	36	30	1993	11	393																														
FOP	36	30	1993	11	393																														
FOP	36	30	1993	11	393																														
FOP	42	30	1993	13	464																														
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TOTALS	5,451			4,830	172,391																														
EXTRA FEATURES						545737 US HWY 1, 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	0803	ASPHALT C	0	0	0	12,254.00	SF	2.00	2.00	100	1960	1960	3	50	12,254																				
2	0510	GARAGE WD-	0	0	15	18	270.00	SF	26.95	26.95	100	1970	1970	3	20	1,455																			
3	0510	GARAGE WD-	0	0	36	22	792.00	SF	35.00	35.00	100	1991	1991	3	20	5,544																			