

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	20	FACE BRICK 100	0100	01	3,323	99.6360	99.64	331,104	1977	1980	0	0	0	30.20	69.80	VALUATION BY						STANDARD																	
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0										Heated Area: 2743					HX Base Yr 1993					Tax Group: 6					Tax Dist:											
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE					262,616											
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE					34,667											
Interior Floo	14	CARPET 90																					TOTAL LAND VALUE - MARKET					97,812											
Interior Floo	11	CLAY TILE 10																					TOTAL MARKET VALUE					395,095											
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction					167,516											
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE					227,579											
Bedrooms	4	100																					TOTAL EXEMPTION VALUE					HX HB 50,722											
Bathrooms		2.5 100																					BASE TAXABLE VALUE					176,857											
Bathrooms Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE					395,095											
Stories	1.	1. 100																					NCON VALUE					0											
Units	0	100																					INCOME VALUE																
BUD8 Adjustme	06	DIST 1D 100																					PREVIOUS YEAR MKT VALUE					366,727											
Occupancy	00	NONE 100																																					
Quality		03	Quality Level 03																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA		08																																		
NEIGHBORHOOD/LOC		8009.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,743	100	1993	2,743	190,772																																		
FGR	750	55	1993	412	28,654																																		
FOP	32	30	1993	10	695																																		
FOP	35	30	1993	10	695																																		
FOP	30	30	2008	9	626																																		
UOP	168	20	1993	34	2,365																																		
UOP	238	20	1993	48	3,339																																		
UOP	283	20	2008	57	3,964																																		
TOTALS		4,279			3,323	231,111																																	
EXTRA FEATURES					45153 STRATTON RD, CALLAHAN															BLD DATE					LGL DATE					05/09/2025					MLU				
																				XF DATE					LAND DATE														
																				INC DATE					AG DATE														
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	0866	POOL FIBER	0	100	0	0	748.00	SF	72.00	72.00	100	1980	1980	3	20	10,771																							
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	38	1,330																							
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	38	1,330																							
4	0681	POLE SHED	0	100	60	24	1,440.00	SF	15.00	15.00	100	1980	1980	3	20	4,320																							
5	0681	POLE SHED	0	100	80	25	2,000.00	SF	15.00	15.00	100	1980	1980	3	20	6,000																							
6	0812	CONCRETE C	0	100	0	0	1,240.00	SF	4.00	4.00	100	1980	1980	3	30	1,488																							
7	0845	KOOL DECK	0	100	0	0	732.00	SF	7.25	7.25	100	1980	1980	3	30	1,592																							
8	0825	BRICK	0	100	0	0	210.00	SF	8.75	8.75	100	1993	1993	3	88	1,617																							
9	0803	ASPHALT C	0	100	0	0	6,059.00	SF	2.00	2.00	100	1993	1993	3	50	6,059																							
10	0680	POLE SHED	0	100	10	8	80.00	SF	10.00	10.00	100	1993	1993	3	20	160																							
LAND DESCRIPTION										TOTAL OB/XF										34,667																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0006	OR	0.00	0.00	8.36	AC		1.00	1.00	0.60	19,500.00	11,700.00	97,812																						

[illegible]