



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	STANDARD															
Exterior Wall	20	FACE BRICK 60	0100	01	1,746	111.8000	111.80	195,203	1983	1992	0	0	0	20.26	79.74	Tax Group: 1													
Exterior Wall	05	AVERAGE 40	1 SINGLE FAM - 100% - 2011												Heated Area: 1361														
Roof Structure	03	GABLE/HIP 100													HX Base Yr 2011														
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 100																											
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																											
BUD8 Adjustme	01	DIST CA 100																											
Occupancy	00	NONE 100																											
Quality															03	Quality Level 03													
DOR CODE															0100	SINGLE FAMILY													
MAP NUM																MKT AREA										07			
NEIGHBORHOOD/LOC															7001.00														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	325	100	1993	325	28,974																								
BAS	1,036	100	1993	1,036	92,359																								
FEP	360	80	2010	288	25,675																								
FOP	60	30	1993	18	1,604																								
FST	91	55	1993	50	4,457																								
UOP	144	20	2024	29	2,585																								
TOTALS															2,016			1,746	155,655										
EXTRA FEATURES															45344 FIFTH AV, 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	100	48	8	384.00	SF	6.50	6.50	100	1983	1983	3	38	948													
2	1242	WD DECK A	0	100	0	0	200.00	SF	10.00	10.00	100	2000	2000	3	20	400													