

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		15	CONC BLOCK 100		0100	01	1,350	84.7600		84.76	114,426	1961	1961	0	0	65	34.25	65.00	6																				
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 2023															Heated Area: 1347										HX Base Yr									
Roof Cover		03	COMP SHNGL 100		23 45 36 21 13 16 8 4 7 4 BAS 1993 STP 1993															VALUATION BY										STANDARD									
Interior Wall		01	MINIMUM 100																	Tax Group: 6										Tax Dist:									
Interior Floo		03	CONC FINSH 50																	BUILDING MARKET VALUE										74,377									
Interior Floo		09	PINE WOOD 50																	TOTAL MARKET OB/XF VALUE										1,836									
Air Condition		03	CENTRAL 100																	TOTAL LAND VALUE - MARKET										13,200									
Heating Type		04	AIR DUCTED 100																	TOTAL MARKET VALUE										89,413									
Bedrooms			4 100																	SOH/AGL Deduction										0									
Bathrooms			2 100																	ASSESSED VALUE										89,413									
Frame		03	MASONRY 100																	TOTAL EXEMPTION VALUE										0									
Stories		1.	1. 100																	BASE TAXABLE VALUE										89,413									
Units			0 100		TOTAL JUST VALUE										89,413																								
BUD8 Adjustme		06	DIST 1D 100		NCON VALUE										0																								
Occupancy		00	NONE 100		INCOME VALUE																																		
					PREVIOUS YEAR MKT VALUE										84,656																								
Quality		03	Quality Level 03																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA		08																																		
NEIGHBORHOOD/LOC		8019.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,347	100	1993	1,347	74,212																																		
STP	28	10	1993	3	165																																		
TOTALS		1,375			1,350	74,377	45130 ANNIE LAURA ST, CALLAHAN																			BLD DATE		10/25/2007		DJ		LGL DATE				03/28/2025		MLU	
EXTRA FEATURES																																							
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	0	0	0	123.00	SF	6.50	6.50	100	1987	1987	3	49.5	396																							
2	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	2012	2012	3	50	1,440																							