

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																															
ELEMENT		CD	20 FACE BRICK 100 03 GABLE/HIP 100							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY								STANDARD																					
Exterior Wall		03	12 MODULAR MT 100 05 DRYWALL 100							0900	01	2,010	103.8996	144.42	290,284	2003	2003	0	0	0	16.50	83.50	Tax Group: 4								Tax Dist:																				
Roof Structur		12	14 CARPET 80							1 SNGL FAM 100% - 2008														Heated Area: 1918														HX Base Yr 2008													
Roof Cover		05	11 CLAY TILE 20							33 15 14 6 6 15 35 35 21 27 14 6 6 27 21 BAS 2003 FOP 2003 FSP 2003																																									
Interior Wall		14	03 CENTRAL 100																																																
Interior Floo		11	04 AIR DUCTED 100																																																
Air Condition		03	3 100 2 100																																																
Heating Type		04	WOOD FRAME 100																																																
Bedrooms			1. 100 0 100																																																
Bathrooms			00 NONE 100																																																
Frame		02																																																	
Stories		1.																																																	
Units		00																																																	
Occupancy		00																																																	
Quality		02	Quality Level 02																																																
DOR CODE		0100	SINGLE FAMILY																																																
MAP NUM			MKT AREA				05																																												
NEIGHBORHOOD/LOC		5001.00																																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																														
BAS	1,918	100	2003	1,918	231,293																																														
FOP	90	30	2003	27	3,256																																														
FSP	162	40	2003	65	7,838																																														
TOTALS		2,170			2,010	242,387																																													
EXTRA FEATURES										66154 NESSLER DR, CALLAHAN										BLD DATE																															
																				XF DATE																															
																				INC DATE																															
																				LGL DATE																															
																				LAND 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	05/08/2026				MLU																														
1	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00	10.00	100	2006	2006	3	22	1,320																																			
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