

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	31	HARDIE BRD 90		0500	01	2,506	110.4960	183.42	459,651	2019	2019	0	0	0	2.55	97.45	VALUATION BY		STANDARD											
Exterior Wall	21	STONE 10		1 SFR CUST 0% - 2026										Heated Area: 2144										HX Base Yr						
Roof Structure	08	IRREGULAR 100																BUILDING MARKET VALUE		447,930										
Roof Cover	12	MODULAR MT 100																TOTAL MARKET OB/XF VALUE		31,582										
Interior Wall	05	DRYWALL 100																TOTAL LAND VALUE - MARKET		118,590										
Interior Floo	13	LVT/LAMNT 60																TOTAL MARKET VALUE		598,102										
Interior Floo	14	CARPET 40																SOH/AGL Deduction		0										
Air Condition	03	CENTRAL 100																ASSESSED VALUE		598,102										
Heating Type	04	AIR DUCTED 100																TOTAL EXEMPTION VALUE		0										
Bedrooms	4	100																BASE TAXABLE VALUE		598,102										
Bathrooms	3	100																TOTAL JUST VALUE		598,102										
Frame	02	WOOD FRAME 100		NCON VALUE		0																								
Stories	0	0 100		INCOME VALUE																										
Units	0	0 100		PREVIOUS YEAR MKT VALUE		570,007																								
Occupancy	00	NONE 100																												
Quality		03	Quality Level 03																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM			MKT AREA																	09										
NEIGHBORHOOD/LOC		9013.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,144	100	2019	2,144	383,224																									
FGR	460	55	2019	253	45,222																									
FOP	140	30	2019	42	7,508																									
FSP	123	40	2022	49	8,759																									
PTO	360	5	2023	18	3,218																									
TOTALS		3,227			2,506	447,930																								
EXTRA FEATURES					34390 MITIGATION TR, CALLAHAN										BLD DATE				LGL DATE		05/19/2026		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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430															
3	0680	POLE SHED	1	0	60	40	SF	10.00	10.00	100	2023	2022		93	22,320															
5	0911	SCRN RM A	1	0	30	12	SF	18.00	18.00	100	2023	2022		90	5,832															