

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND											
Exterior Wall		30	VINYL 100		0900		01	912	116.6400	162.13	147,863	2025	2025	0	0	0	0.00	100.00											
Roof Structure		03	GABLE/HIP 100		2		SNGL FAM		100% - 2026		Heated Area: 910				HX Base Yr 1993														
Roof Cover		03	COMP SHNGL 100		26 35 26 18 5 12 1 1 2026 FOP																								
Interior Wall		05	DRYWALL 100																										
Interior Floor		13	LVT/LAMNT 100																										
Interior Ceiling		05	NEW N/A 0																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			2 100																										
Bathrooms			1 100																										
Frame		02	WOOD FRAME 100																										
Stories		1.	1. 100																										
Units			0 100																										
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		08																								
NEIGHBORHOOD/LOC		8001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	910	100	2026	910	147,538																								
FOP	5	30	2026	2	324																								
TOTALS		915		912	147,863																								
EXTRA FEATURES					45179 ROBERTS RD, 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													