



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	PAGE 1 of 1 6													
Exterior Wall	30	VINYL 100	0900	01	1,481	115.1172	160.01	236,975	2007	2007	0	0	0	8.50	91.50	VALUATION SUMMARY													
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM 100% - 2019										Heated Area: 1357					HX Base Yr 2019											
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	11	CLAY TILE 60																											
Interior Floor	12	HARDWOOD 40																											
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																											
Occupancy	00	NONE 100																											
Quality			02	Quality Level 02																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM				MKT AREA		08																							
NEIGHBORHOOD/LOC			8021.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,357	100	2007	1,357	198,678																								
FOP	220	30	2007	66	9,663																								
UOP	288	20	2018	58	8,492																								
TOTALS			1,865		1,481	216,832																							
EXTRA FEATURES						33268 MEADOWS LN, CALLAHAN										BLD DATE				LGL DATE				05/07/2026		MLU			
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	0350	CARPORT WD	0 100	24	24	576.00	SF	13.00	13.00	100	2018	2018	3	74	5,541														
2	0510	GARAGE WD-	0 100	24	12	288.00	SF	35.00	35.00	100	2018	2018	3	81	8,165														