

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD	30	03	03	05	13	14	03	04	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	VINYL 100	GABLE/HIP 100	1	SINGLE FAM	100%	-	2026	Heated Area: 1540	HX Base Yr 2026	0100	01	1,888	121.9414	128.04	241,740	1993	1993	0	0	15.25	84.75	Tax Group: 6	Tax Dist:															
Roof Structur	03	COMP SHNGL 100	DRYWALL 100																				BUILDING MARKET VALUE																
Roof Cover	03	COMP SHNGL 100	DRYWALL 100																				TOTAL MARKET OB/XF VALUE																
Interior Wall	05	DRYWALL 100	LVT/LAMNT 60																				TOTAL LAND VALUE - MARKET																
Interior Floo	13	LVT/LAMNT 60	CARPET 40																				TOTAL MARKET VALUE																
Interior Floo	14	CARPET 40	CENTRAL 100																				SOH/AGL Deduction																
Air Condition	03	CENTRAL 100	AIR DUCTED 100																				ASSESSED VALUE																
Heating Type	04	AIR DUCTED 100	2 100																				TOTAL EXEMPTION VALUE																
Bedrooms		2 100	2 100																				HX HB																
Bathrooms		2 100	WOOD FRAME 100																				BASE TAXABLE VALUE																
Frame	02	WOOD FRAME 100	1. 100																				TOTAL JUST VALUE																
Stories		1. 100	0 100																				NCON VALUE																
Units		0 100	NONE 100																				INCOME VALUE																
Occupancy	00	NONE 100																					PREVIOUS YEAR MKT VALUE																
Quality	06	Quality Level 06																																					
DOR CODE	0100	SINGLE FAMILY																																					
MAP NUM		MKT AREA																																					
NEIGHBORHOOD/LOC	8026.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,300	100	1993	1,300	141,068																																		
BAS	240	100	2012	240	26,044																																		
DCK	120	10	2012	12	1,302																																		
FGR	480	55	2012	264	28,648																																		
FSP	180	40	2012	72	7,813																																		
TOTALS	2,320			1,888	204,875																																		
EXTRA FEATURES										55031 HADEN RD, CALLAHAN										BLD DATE										LGL DATE									
																				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																						