



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	20	FACE BRICK 100	0900	01	2,642	108.0000	150.12	396,617	2006	2006	0	0	0	14.25	85.75	VALUATION BY STANDARD																	
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM 100% - 2010				Heated Area: 2328				HX Base Yr 2010				VALUATION SUMMARY																		
Roof Cover	03	COMP SHNGL 100											Tax Group: 6 Tax Dist:																				
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE 340,099																				
Interior Floo	11	CLAY TILE 50											TOTAL MARKET OB/XF VALUE 31,472																				
Interior Floo	14	CARPET 50											TOTAL LAND VALUE - MARKET 56,000																				
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE 427,571																				
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction 201,102																				
Bedrooms	3	100											ASSESSED VALUE 226,469																				
Bathrooms	2	100											TOTAL EXEMPTION VALUE HX HB 51,411																				
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE 175,058																				
Stories	1.5	1.5 100											TOTAL JUST VALUE 427,571																				
Units	0	100											NCON VALUE 0																				
Occupancy	00	NONE 100											INCOME VALUE																				
																							PREVIOUS YEAR MKT VALUE 421,452										
Quality													03	Quality Level 03																			
DOR CODE													0100	SINGLE FAMILY																			
MAP NUM															MKT AREA	08																	
NEIGHBORHOOD/LOC			8023.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,166	100	2006	2,166	278,825																												
FGR	492	55	2006	271	34,886																												
FOP	98	30	2006	29	3,733																												
FUS	162	100	2006	162	20,854																												
PTO	289	5	2006	14	1,802																												
TOTALS			3,207			2,642	340,099																										
EXTRA FEATURES						55135 PEACEFUL TRAIL DR, 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																
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080																	
5	0510	GARAGE WD-	0	100	26	40	1,040.00	SF	35.00	35.00	100	2017	2017	3	78	28,392																	