

LAND DESCRIPTION										TOTAL OB/XF										51,960									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES	100		RL	0.00	0.00	1.50	AC		1.00	1.00	1.00	50,000.00	50,000.00	75,000												
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																														
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2																														
Element	CD	25	MOD METAL 100								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	STANDARD																										
Exterior Wall	10	10	STEEL FRME 100								6500	01	1,750	57.5000	22.42	39,235	2004	2004	0	0	0	32.00	68.00	Tax Group: 1	Tax Dist:																									
RooF Structur	12	12	MODULAR MT 100								2 GARAGE RES 100% - 2022										Heated Area: 1500										HX Base Yr 2022																			
RooF Cover	07	07	NONE 100								-20-30- 50FCP 200450BAS 200450 -20-30-																				BUILDING MARKET VALUE										345,320									
Interior Wall	03	03	CONC FINSH 100																												TOTAL MARKET OB/XF VALUE										51,960									
Interior Floo	01	01	NONE 100																												TOTAL LAND VALUE - MARKET										75,000									
Air Condition	01	01	NONE 100																												TOTAL MARKET VALUE										472,280									
Heating Type	01	01	NONE 100																												SOH/AGL Deduction										78,792									
Bedrooms	0	0	100																												ASSESSED VALUE										393,488									
Bathrooms	0	0	100																												TOTAL EXEMPTION VALUE										HX HB 51,411									
Frame	05	05	STEEL 100																												BASE TAXABLE VALUE										342,077									
Stories	1.	1.	100																												TOTAL JUST VALUE										472,280									
Units	0	0	100																												NCON VALUE										0									
Occupancy	00	00	NONE 100								INCOME VALUE																																							
																				PREVIOUS YEAR MKT VALUE										492,331																				
Quality										06										Quality Level 06																														
DOR CODE										0100										SINGLE FAMILY																														
MAP NUM																				MKT AREA										07																				
NEIGHBORHOOD/LOC										7001.00																																								
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																								
BAS		1,500		100		2004		1,500		22,868																																								
FCP		1,000		25		2004		250		3,811																																								
TOTALS										2,500										1,750										26,680																				
EXTRA FEATURES										45274 OAK TRL, 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																												