

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	VALUATION SUMMARY																
Exterior Wall		15	CONC BLOCK 60		0100	01		1,557	92.6160	97.25	151,418	1964	1984	0	0	0	19.30	80.70	VALUATION BY		STANDARD													
Exterior Wall		30	VINYL 40		1 SINGLE FAM 100% - 2010										Heated Area: 1390 HX Base Yr 2010																			
Roof Structure		03	GABLE/HIP 100		UST2009 BAS1993 UCP1993																													
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floor		14	CARPET 70																															
Interior Floor		08	SHT VINYL 30																															
Air Condition		02	WINDOW 100																															
Heating Type		02	CONVECTION 100																															
Bedrooms			3 100																															
Bathrooms			1 100																															
Frame		03	MASONRY 100																															
Stories		1.	1. 100																															
Units			0 100																															
BUD8 Adjustme		06	DIST 1D 100																															
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		08																													
NEIGHBORHOOD/LOC		8019.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,390	100	1993	1,390	109,089																													
UCP	468	20	1993	94	7,378																													
UST	162	45	2009	73	5,729																													
TOTALS		2,020			1,557	122,194																												
EXTRA FEATURES					45077 JAMES ST, CALLAHAN										BLD DATE					LGL DATE					04/02/2026					MLU				
															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																		
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240																			

[illegible]

REVIEW DATE	07/13/2023	BY	KWX	Total Acres: 0.00	Total Land Value: 51,000	Market: 0	Agricultural: 0	Common: 51,000	PRINTED 07/09/2026 BY SYS
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