



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	0800	02	1,458	127.1600	89.01	129,777	1997	2002	0	0	0	48.00	52.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2018													Heated Area: 1458													HX Base Yr 2018												
Roof Cover	03	COMP SHNGL 100	54 27 BAS 1997 54 27																																						
Interior Wall	05	DRYWALL 100																																							
Interior Floo	08	SHT VINYL 60																																							
Interior Floo	14	CARPET 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																																							
BUD8 Adjustme	06	DIST 1D 100																																							
Quality			04	Quality Level 04																																					
DOR CODE			0200 MOBILE HOME																																						
MAP NUM			MKT AREA																		08																				
NEIGHBORHOOD/LOC			8001.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,458	100	1,458	67,484																																					
TOTALS			1,458	1,458																								67,484													
EXTRA FEATURES			44622 ARTESIAN BLVD, 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																								
2	0510	GARAGE WD-	0	100	20	12	240.00	SF	35.00	35.00	100	1980	1980	3	20	1,680																									
3	1242	WD DECK A	0	100	12	14	168.00	SF	10.00	10.00	100	1997	1997	3	20	336																									
4	0681	POLE SHED	0	100	11	20	220.00	SF	15.00	15.00	100	1987	1987	3	20	1,320																									
5	0681	POLE SHED	0	100	20	10	200.00	SF	15.00	15.00	100	1987	1987	3	20	600																									
6	1242	WD DECK A	0	100	14	12	168.00	SF	10.00	10.00	100	1999	1999	3	20	336																									
7	0751	UOP	0	100	15	14	210.00	SF	10.00	10.00	100	2017	2017	3	87	1,827																									
8	0751	UOP	0	100	14	14	196.00	SF	10.00	10.00	100	2017	2017	3	87	1,705																									
9	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00	35.00	100	2017	2017	3	87	27,405																									
10	0351	CARPORT MT	0	100	12	30	360.00	SF	10.00	10.00	100	2018	2018	3	86	3,096																									
LAND DESCRIPTION			TOTAL OB/XF													38,305																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000102	C	SFR/MH	100	0006	RM	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																								
REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS																																									