



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		05	AVERAGE 100		0800	02	1,728	117.2000	82.04	141,765	1997	1997		0	0	0	58.00	42.00	VALUATION BY						STANDARD											
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 100% - 1998										Heated Area: 1728										HX Base Yr 1998											
Roof Cover		03	COMP SHNGL 100		27 64 27 64 BAS 1997																				Tax Group: 6						Tax Dist:					
Interior Wall		05	DRYWALL 100																						BUILDING MARKET VALUE						59,541					
Interior Floo		14	CARPET 80																						TOTAL MARKET OB/XF VALUE						5,107					
Interior Floo		08	SHT VINYL 20																						TOTAL LAND VALUE - MARKET						46,350					
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE						110,998					
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction						55,087					
Bedrooms			3 100																						ASSESSED VALUE						55,911					
Bathrooms			2 100																						TOTAL EXEMPTION VALUE						HX HB 30,911					
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE						25,000					
Stories		1.	1. 100																						TOTAL JUST VALUE						110,998					
Units			0 100																						NCON VALUE						0					
																									INCOME VALUE											
					PREVIOUS YEAR MKT VALUE						82,072																									
Quality		03	Quality Level 03																																	
DOR CODE		0200	MOBILE HOME																																	
MAP NUM			MKT AREA		08																															
NEIGHBORHOOD/LOC		8006.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	1,728	100	1,728	59,541																																
TOTALS					1,728		1,728	59,541											BLD DATE		LGL DATE		05/30/2023		MLU											
EXTRA FEATURES					44166 PINEBREEZE CIR, CALLAHAN										XF DATE		LAND 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																				
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835																					
3	1242	WD DECK A	0 100	0	0	96.00	SF	10.00	10.00	100	2000	2000	3	20	192																					
4	0810	CONCRETE A	0 100	20	20	400.00	SF	6.50	6.50	100	2000	2000	3	80	2,080																					
LAND DESCRIPTION					TOTAL OB/XF										5,107																					
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	000115	C	SFR ACRES	100	0006		0.00	0.00	1.03	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,350																			