

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		30	VINYL 100							0800	02	1,456	116.0000	81.20	118,227	2015	2015	0	0	0	15.00	85.00	VALUATION BY					STANDARD															
Roof Structur		03	GABLE/HIP 100							1 M/H 94+ - 100% - 2018														Heated Area: 1456					HX Base Yr 2018					Tax Group: 6					Tax Dist:				
Roof Cover		03	COMP SHNGL 100							-56 26 BAS 2015 -56 26														BUILDING MARKET VALUE					100,493														
Interior Wall		05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE					0														
Interior Floo		08	SHT VINYL 50																					TOTAL LAND VALUE - MARKET					54,720														
Interior Floo		14	CARPET 50																					TOTAL MARKET VALUE					155,213														
Air Condition		03	CENTRAL 100																					SOH/AGL Deduction					54,302														
Heating Type		04	AIR DUCTED 100																					ASSESSED VALUE					100,911														
Bedrooms			3 100																					TOTAL EXEMPTION VALUE					HX HB 50,000														
Bathrooms			2 100																					BASE TAXABLE VALUE					50,911														
Frame		02	WOOD FRAME 100																					TOTAL JUST VALUE					155,213														
Stories Units		0	0 100																					NCON VALUE					0														
			0 100							INCOME VALUE																																	
										PREVIOUS YEAR MKT VALUE					121,603																												
Quality		03	Quality Level 03																																								
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		1,456	100	1,456	100,493																																						
TOTALS		1,456		1,456	100,493																																						
EXTRA FEATURES										35463 BRADDOCK RD, CALLAHAN										BLD DATE				LGL DATE		05/18/2023		MLU															
										XF DATE				LAND 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																										
LAND DESCRIPTION										TOTAL OB/XF										0																							
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	000102	C	SFR/MH	100	0005		0.00	0.00	3.04	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,720																										