



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	PD	NORM	% COND	PAGE 1 of 1																																
Exterior Wall	30	VINYL 100	0800	02	1,142	152.3600	106.65	121,794	2005	2017	0	0	113	7.00	113.00	VALUATION SUMMARY																																
Roof Structure	03	GABLE/HIP 100	2 M/H 94+ - 100% - 2023					Heated Area: 1142					HX Base Yr 2023					VALUATION BY					STANDARD																									
Roof Cover	03	COMP SHNGL 100	44 26 24 42 2.9 BAS 2007															Tax Group: 6					Tax Dist:																									
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE					137,627																									
Interior Floor	14	CARPET 80																TOTAL MARKET OB/XF VALUE					3,150																									
Interior Floor	08	SHT VINYL 20																TOTAL LAND VALUE - MARKET					30,900																									
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE					171,677																									
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction					0																									
Bedrooms		3 100																ASSESSED VALUE					171,677																									
Bathrooms		2 100																TOTAL EXEMPTION VALUE					60,000																									
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE					111,677																									
Stories	1.	1. 100																TOTAL JUST VALUE					171,677																									
Units		0 100																NCON VALUE					0																									
Quality		06 Quality Level 06																															INCOME VALUE															
DOR CODE		0200 MOBILE HOME																															PREVIOUS YEAR MKT VALUE					128,528										
MAP NUM																		MKT AREA		08																												
NEIGHBORHOOD/LOC		8001.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE																TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,142	100																1,142	137,627																													
TOTALS	1,142																	1,142	137,627																													
EXTRA FEATURES																		45125 KERI BLVD, CALLAHAN										BLD DATE 02/04/2008 JH LGL DATE 06/13/2023 MLU XF DATE INC 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																	
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150																																	