



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 50	0820	02	1,887	107.2000	69.68	131,486	1970	1970	0	0	0	70.00	30.00	VALUATION BY	STANDARD															
Exterior Wall	25	MOD METAL 50	1 M/H 93- - 0% - 2023										Heated Area: 1128					HX Base Yr					Tax Group: 6		Tax Dist:							
Roof Structure	03	GABLE/HIP 100											BUILDING MARKET VALUE										39,446									
Roof Cover	01	MINIMUM 100											TOTAL MARKET OB/XF VALUE										0									
Interior Wall	04	PLYWOOD 100											TOTAL LAND VALUE - MARKET										70,000									
Interior Floor	14	CARPET 90											TOTAL MARKET VALUE										109,446									
Interior Floor	07	CORK/VTILE 10											SOH/AGL Deduction										0									
Air Condition	03	CENTRAL 100											ASSESSED VALUE										109,446									
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE										0									
Bedrooms	3	100											BASE TAXABLE VALUE										109,446									
Bathrooms	2	100											TOTAL JUST VALUE										109,446									
Frame	02	WOOD FRAME 100											NCON VALUE										0									
Stories	1.	1. 100											INCOME VALUE																			
Units	0	100											PREVIOUS YEAR MKT VALUE										99,129									
BUD8 Adjustme	06	DIST 1D 100																														
Quality	03	Quality Level 03																														
DOR CODE	0200	MOBILE HOME																														
MAP NUM		MKT AREA																														
NEIGHBORHOOD/LOC	8026.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,128	100	1,128	23,580																												
UEP	170	70	119	2,488																												
UOP	144	25	36	752																												
UOP	247	25	62	1,296																												
UOP	144	25	36	752																												
USP	694	50	347	7,254																												
UST	289	55	159	3,324																												
TOTALS	2,816		1,887	39,446																												
EXTRA FEATURES					54016 HURST RD, CALLAHAN										BLD DATE				LGL DATE													
															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																