



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 90		
Interior Floo	08	SHT VINYL 10		
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		
Quality	03	Quality Level 03		
DOR CODE	0200	MOBILE HOME		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC	8005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1,848	67,153
FOP	42	30	13	473
FOP	170	30	51	1,853
TOTALS	2,060		1,912	69,479

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,912	123.6000	86.52	165,426	1997	1997	0	0	58.00	42.00
1 M/H 94+ - 100% - 1997											
Heated Area: 1848											
HX Base Yr 1997											
BAS 1997											
FOP 1997											
43026 PINERIDGE DR, CALLAHAN											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY										
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VALUATION SUMMARY										
VALUATION BY						STANDARD				
Tax Group: 6						Tax Dist:				
BUILDING MARKET VALUE						69,479				
TOTAL MARKET OB/XF VALUE						6,472				
TOTAL LAND VALUE - MARKET						70,350				
TOTAL MARKET VALUE						146,301				
SOH/AGL Deduction						69,081				
ASSESSED VALUE						77,220				
TOTAL EXEMPTION VALUE						HX HB WX SX 77,220				
BASE TAXABLE VALUE						0				
TOTAL JUST VALUE						146,301				
NCON VALUE						0				
INCOME VALUE										
PREVIOUS YEAR MKT VALUE						127,266				