

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY				STANDARD													
Exterior Wall		30	VINYL 100			0832	02	1,650	115.2000		74.88		123,552	1995	1995	0	0	0	65.00	35.00	Tax Group: 6				Tax Dist:									
Roof Structur		03	GABLE/HIP 100		1 MH 94NO RP - 0% - 2022										Heated Area: 1620										HX Base Yr 2022									
Roof Cover		03	COMP SHNGL 100		Diagram showing building footprint and dimensions: Overall dimensions: 36' x 27'. Internal dimensions: 12' x 10'. Labels: UOP 2023, BAS 2020.																													
Interior Wall		05	DRYWALL 100																															
Interior Floo		08	SHT VINYL 70																															
Interior Floo		14	CARPET 30																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			3 100																															
Bathrooms			2 100																															
Frame		02	WOOD FRAME 100																															
Stories		0	0 100																															
Units			0 100																															
Quality		03	Quality Level 03																															
DOR CODE		0200	MOBILE HOME																															
MAP NUM			MKT AREA												08																			
NEIGHBORHOOD/LOC		8026.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,620	100	1,620	42,457																														
UOP	120	25	30	786																														
TOTALS		1,740		1,650	43,243																													
EXTRA FEATURES					45082 RAINY LN, CALLAHAN																													
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																		
5	0351	CARPORT MT	0 100	28	20	560.00	SF	10.00	10.00	100	2000	2000	3	20	1,120																			
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