

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	1,586	100	1,586
			SUBAREA MARKET VALUE
			65,866
TOTALS	1,586		1,586
			65,866

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	M/H	94+	- 100%	- 1996								Heated Area: 1586	HX Base Yr 1996												
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">61</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">61</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">26</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">26</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> BAS 1995 </div> </div>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/18/2023</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>														BLD DATE		LGL DATE		XF DATE		LAND DATE	05/18/2023	INC DATE		AG DATE	MLU
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 6				Tax Dist:		
BUILDING MARKET VALUE				65,866		
TOTAL MARKET OB/XF VALUE				23,620		
TOTAL LAND VALUE - MARKET				56,400		
TOTAL MARKET VALUE				145,886		
SOH/AGL Deduction				80,407		
ASSESSED VALUE				65,479		
TOTAL EXEMPTION VALUE				HX HB 40,479		
BASE TAXABLE VALUE				25,000		
TOTAL JUST VALUE				145,886		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				113,105		
PERMIT NUM						
DESCRIPTION						
AMT						
ISSUED						
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2142/0696	8/14/2017	QC	U	I	11	100
GRANTOR: WETTSTEIN WILLIAM M J						
GRANTEE: WETTSTEIN WILLIAM M						
0735/1856	8/08/1995	WD	Q	V		15,000
GRANTOR: JOHNSON JOSEPH & DIAN						
GRANTEE: WETTSTEIN & WALKER						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1995] W61 S26 E61 N26\$.						

EXTRA FEATURES														33543 MEADOWS 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
2	0812	CONCRETE C	0	100	40	28	1,120.00	SF	4.00	4.00	100	2000	2000	3	80	3,584	
3	0350	CARPORT WD	0	100	60	32	1,920.00	SF	9.36	9.36	100	2020	2020	3	93	16,713	
4	1242	WD DECK A	0	100	12	10	120.00	SF	5.00	5.00	100	2020	2020	3	93	558	
TOTAL OB/XF														23,620			

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	OR	0.00	0.00	1.88	AC		1.00	1.00	1.00	30,000.00	30,000.00	56,400							