

R568223

DRUMHELLER MARTHA

2023

23-1N-24-2180-1303-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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 100		0800	02	1,141	117.6000	82.32	93,927	1997	1997		0	0	58.00	42.00	VALUATION BY																					
Roof Structur		03	GABLE/HIP 100		2 M/H 94+ - 0% - 0													Heated Area: 924										HX Base Yr											
Roof Cover		03	COMP SHNGL 100		UOP 2021 BAS 2003 UOP 2021																																		
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	924	100	924	31,947																																			
UOP	196	25	49	1,694																																			
UOP	672	25	168	5,809																																			
TOTALS		1,792		1,141	39,449																																		
EXTRA FEATURES					33003 BLOSSOM LN, CALLAHAN															BLD DATE					LGL DATE					05/22/2023					MLU				
																				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																							