



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	PAGE 1 of 1										
Exterior Wall	05	AVERAGE 100	0800	02	1,297	117.2000	82.04	106,406	1999	1999	0	0	0	54.00	46.00	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ - 100% - 2020													Heated Area: 1248									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 80																							
Interior Floo	08	SHT VINYL 20																							
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			8001.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,248	100	1,248	47,098																					
DCK	64	15	10	377																					
PTO	306	5	15	566																					
UOP	32	25	8	302																					
UOP	64	25	16	604																					
TOTALS			1,714	1,297	48,947																				
EXTRA FEATURES			35752 QUAIL RD, 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									
2	0810	CONCRETE A	0 100	10	24	240.00	SF	6.50	6.50	100	1974	1974	3	26	406										
3	0810	CONCRETE A	0 100	7	27	189.00	SF	6.50	6.50	100	1980	1980	3	35	430										
6	0811	CONCRETE B	0 100	25	24	600.00	SF	5.20	5.20	100	2005	2005	3	87	2,714										
8	0510	GARAGE WD-	0 100	20	20	400.00	SF	35.00	35.00	100	2008	2008	3	56	7,840										
9	0810	CONCRETE A	0 100	20	18	360.00	SF	3.84	3.84	100	2008	2008	3	90	1,243										
10	0811	CONCRETE B	0 100	0	0	649.00	SF	5.20	5.20	100	2007	2007	3	89	3,004										
11	0810	CONCRETE A	0 100	0	0	247.00	SF	6.50	6.50	100	2007	2007	3	89	1,429										
12	0810	CONCRETE A	0 100	0	0	118.00	SF	6.50	6.50	100	1980	1980	3	35	268										
LAND DESCRIPTION			TOTAL OB/XF													17,334									
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	0006	OR	0.00	0.00	1.87	AC		1.00	1.00	1.00	30,000.00	30,000.00	56,100								
REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.87 Total Land Value: 56,100 Market: 0 Agricultural: 0 Common: 56,100 PRINTED 08/02/2023 BY SYS																									