



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	30	VINYL 100	0800	02	1,816	160.1600	112.11	203,592	1994	1994	0	0	70.00	30.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 0% - 0													STANDARD													
Roof Cover	12	MODULAR MT 100	Heated Area: 1674													HX Base Yr													
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		N/A 100																											
Stories	1.	1. 100																											
Units		0 100																											
Quality			06	Quality Level 06																									
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	1,674	100	1,674	56,302																									
UOP	144	25	36	1,211																									
UST	192	55	106	3,565																									
TOTALS			2,010	1,816	61,078																								
EXTRA FEATURES			35015 KEITH 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												
1	0200	BARN WD 0-	0	0	0	0	1,400.00	SF	20.00	20.00	100	1995	1995	3	24	6,720													
2	0510	GARAGE WD-	0	0	26	20	520.00	SF	35.00	35.00	100	1995	1995	3	24	4,368													
LAND DESCRIPTION																													
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	0	0007	OR	0.00	0.00	2.63	AC		1.00	1.00	1.00	30,000.00	30,000.00	78,900												
REVIEW DATE 07/27/2018 BY TWX Total Acres: 2.63 Total Land Value: 78,900 Market: 0 Agricultural: 0 Common: 78,900 PRINTED 08/02/2023 BY SYS																													