



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 6														
Exterior Wall	05	AVERAGE 100	0800	02	2,387	123.6000	86.52	206,523	1999	1999	0	0	0	54.00	46.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 1997										Heated Area: 2387					HX Base Yr 1997					STANDARD						
Roof Cover	12	MODULAR MT 100	31 BAS 2002 31										Tax Group: 6					Tax Dist:					95,001						
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE					18,689											
Interior Floo	14	CARPET 90											TOTAL MARKET OB/XF VALUE					35,000											
Interior Floo	08	SHT VINYL 10											TOTAL LAND VALUE - MARKET					148,690											
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					63,431											
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					50,000											
Bedrooms		4 100											TOTAL EXEMPTION VALUE					HX HB					35,259						
Bathrooms		2 100											BASE TAXABLE VALUE										148,690						
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										0						
Stories	1.	1. 100											NCON VALUE										INCOME VALUE					113,806	
Units		0 100	PREVIOUS YEAR MKT VALUE																										
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	2,387	100	2,387	95,001																									
TOTALS 2,387 2,387 95,001																													
EXTRA FEATURES																45578 PICKETT ST, 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	1999	1999	3	84	2,940													
2	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1997	1997	3	26	5,242													
3	0812	CONCRETE C	0	100	0	0	1,800.00	SF	4.00	4.00	100	2000	2000	3	80	5,760													
4	0940	SHEDS/PORT	0	100	24	12	288.00	SF	19.50	19.50	100	2000	2000	3	20	1,123													
6	1242	WD DECK A	0	100	11	8	88.00	SF	10.00	10.00	100	1999	1999	3	20	176													
7	1242	WD DECK A	0	100	0	0	448.00	SF	10.00	10.00	100	2000	2000	3	20	896													
8	0753	UEP	0	100	20	16	320.00	SF	27.50	27.50	100	2000	2000	3	29	2,552													
TOTAL OB/XF 18,689																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000												
REVIEW DATE 06/02/2017 BY KBX Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS																													