



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	VALUATION SUMMARY																
Exterior Wall	05	AVERAGE 100	0800	02	1,680	117.2000	82.04	137,827	1999	1999	0	0	0	54.00	46.00	VALUATION BY STANDARD																
Roof Structure	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2000										Heated Area: 1680					HX Base Yr 2000					Tax Group: 6					Tax Dist:				
Roof Cover	03	COMP SHNGL 100	28 60 60 28 BAS 1999										BUILDING MARKET VALUE					63,400														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					5,376														
Interior Floor	14	CARPET 80											TOTAL LAND VALUE - MARKET					81,550														
Interior Floor	08	SHT VINYL 20											TOTAL MARKET VALUE					150,326														
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					77,675														
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					72,651														
Bedrooms		3 100											TOTAL EXEMPTION VALUE					HX HB 47,651														
Bathrooms		2 100											BASE TAXABLE VALUE					25,000														
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					150,326														
Stories	1.	1. 100											NCON VALUE					0														
Units		0 100	INCOME VALUE																													
Quality		03	Quality Level 03													PREVIOUS YEAR MKT VALUE					130,265											
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	1,680	100	1,680	63,400																												
TOTALS		1,680		1,680	63,400																											
EXTRA FEATURES					44156 LUCKY 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	0681	POLE SHED	0 100	12	7	84.00	SF	15.00	15.00	100	1999	1999	3	28	353																	
2	0940	SHEDS/PORT	0 100	10	8	80.00	SF	13.20	13.20	100	1998	1998	3	20	211																	
3	1242	WD DECK A	0 100	12	8	96.00	SF	10.00	10.00	100	1999	1999	3	20	192																	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940																	
5	0751	UOP	0 100	0	0	560.00	SF	10.00	10.00	100	2001	2001	3	30	1,680																	