



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	1,404	147.8400	103.49	145,300	1995	1995	0	0	0	65.00	35.00	VALUATION SUMMARY																
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 0% - 2023										Heated Area: 1404					HX Base Yr					VALUATION BY					STANDARD				
Roof Cover	12	MODULAR MT 100	27 52 27 52 BAS 1995										BUILDING MARKET VALUE					50,855														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					10,138														
Interior Floo	14	CARPET 80											TOTAL LAND VALUE - MARKET					35,000														
Interior Floo	08	SHT VINYL 20											TOTAL MARKET VALUE					95,993														
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					0														
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					95,993														
Bedrooms	3	100											TOTAL EXEMPTION VALUE					0														
Bathrooms	2	100											BASE TAXABLE VALUE					95,993														
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					95,993														
Stories	1.	1. 100											NCON VALUE					0														
Units	0	100	INCOME VALUE																													
BUD8 Adjustme	06	DIST 1D 100	PREVIOUS YEAR MKT VALUE					72,957																								
Quality			05	Quality Level 05																												
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	1,404	100	1,404	50,855																												
TOTALS			1,404	1,404	50,855																											
EXTRA FEATURES			45113 GATOR 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765																
2	1242	WD DECK A	0	0	10	16	160.00	SF	10.00	10.00	100	1993	1993	3	20	320																
3	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1993	1993	3	20	864																
4	0681	POLE SHED	0	0	11	20	220.00	SF	15.00	15.00	100	1996	1996	3	25	825																
5	0510	GARAGE WD-	0	0	22	24	528.00	SF	35.00	35.00	100	1996	1996	3	25	4,620																
6	1242	WD DECK A	0	0	12	16	192.00	SF	10.00	10.00	100	1996	1996	3	20	384																
7	1242	WD DECK A	0	0	10	18	180.00	SF	10.00	10.00	100	1996	1996	3	20	360																
LAND DESCRIPTION			TOTAL OB/XF												10,138																	
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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000															
REVIEW DATE 08/24/2022 BY KWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS																																