



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	30	VINYL 100	0820	02	1,949	122.0000	79.30	154,556	1984	1995	0	0	0	65.00	35.00	STANDARD																			
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 0													Heated Area: 1786										HX Base Yr									
Roof Cover	12	MODULAR MT 100																																	
Interior Wall	04	PLYWOOD 50																																	
Interior Wall	05	DRYWALL 50																																	
Interior Floo	12	HARDWOOD 80																																	
Interior Floo	11	CLAY TILE 20																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 100																																	
Bedrooms	3	100																																	
Bathrooms	2	100																																	
Frame	02	WOOD FRAME 100																																	
Stories	1.	1. 100																																	
Units	0	100																																	
BUD8 Adjustme	06	DIST 1D 100																																	
Quality			03	Quality Level 03																															
DOR CODE			0200 MOBILE HOME																																
MAP NUM			MKT AREA										08																						
NEIGHBORHOOD/LOC			8026.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,586	100	1,586	44,020																															
BAS	200	100	200	5,551																															
FOP	200	30	60	1,665																															
FOP	210	30	63	1,749																															
PTO	640	5	32	888																															
STR	16	10	2	56																															
UOP	24	25	6	167																															
TOTALS			2,876	1,949	54,095																														
EXTRA FEATURES			44479 KEME 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030																			
3	0810	CONCRETE A	0	100	0	0	295.00	SF	6.50	6.50	100	2001	2001	3	82	1,572																			
4	0803	ASPHALT C	0	100	0	0	2,700.00	SF	1.00	1.00	100	1990	1990	3	50	1,350																			
5	0940	SHEDS/PORT	0	100	15	10	150.00	SF	30.00	30.00	100	1999	1999	3	20	900																			
6	0681	POLE SHED	0	100	15	8	120.00	SF	15.00	15.00	100	1999	1999	3	28	504																			
7	0473	VF 3 RAIL	0	100	0	0	144.00	LF	7.50	7.50	100	2003	2003	3	64	691																			
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	64	192																			
9	0810	CONCRETE A	0	100	0	0	104.00	SF	6.50	6.50	100	2011	2011	3	93	629																			
LAND DESCRIPTION			TOTAL OB/XF 7,868																																
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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	35,000.00	35,000.00	36,050																		
REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.03 Total Land Value: 36,050 Market: 0 Agricultural: 0 Common: 36,050 PRINTED 08/02/2023 BY SYS																																			

[illegible]