



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	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	1,216	100	1,216	53,963
FEP	128	85	109	4,837
TOTALS	1,344		1,325	58,800

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
5	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2005	2005	3

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
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	0.80

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,325	117.4000	82.18	108,888	2003	2003	0	0	0	46.00	54.00
1 M/H 94+ - 0% - 0												
Heated Area: 1325												
HX Base Yr												
16 76 16 36 40 16 8 8 16 16 BAS 2003 FEP 2005												

54002 GRAY ROCK LN, CALLAHAN														
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE														
TOTAL OB/XF 173														

NASSAU COUNTY PROPERTY														
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VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 6										Tax Dist:				
BUILDING MARKET VALUE										58,800				
TOTAL MARKET OB/XF VALUE										173				
TOTAL LAND VALUE - MARKET										48,000				
TOTAL MARKET VALUE										106,973				
SOH/AGL Deduction										14,845				
ASSESSED VALUE										92,128				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										92,128				
TOTAL JUST VALUE										106,973				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										83,753				

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2003] W76 S16 E36 FEP=[YR=2005] S8 E16 N8 W16\$ E40 N16\$.														
OTHER ADJUSTMENTS AND NOTES														
YEAR DENSITY DECL FRZ YR CONSRV														
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