



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 70		
Interior Floo	08	SHT VINYL 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
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	2,356	100	2,356	115,576
DCK	384	15	58	2,845
FOP	65	30	20	981
TOTALS	2,805		2,434	119,402

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,434	116.8000	81.76	199,004	2006	2006	0	0	0	40.00	60.00
2 M/H 94+ - 100% - 2019 Heated Area: 2356 HX Base Yr 2019												
54261 JANICE DR, CALLAHAN												

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					119,402				
TOTAL MARKET OB/XF VALUE					3,185				
TOTAL LAND VALUE - MARKET					45,000				
TOTAL MARKET VALUE					167,587				
SOH/AGL Deduction					65,037				
ASSESSED VALUE					102,550				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					52,550				
TOTAL JUST VALUE					167,587				
NCON VALUE					2,845				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					132,867				