



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 2											
Exterior Wall	05	AVERAGE 100	0820	02	2,110	120.0000	78.00	164,580	1974	1988	0	0	0	70.00	30.00	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2003													Heated Area: 2076										
Roof Cover	12	MODULAR MT 100														HX Base Yr 2003										
Interior Wall	05	DRYWALL 100																								
Interior Floo	08	SHT VINYL 60																								
Interior Floo	12	HARDWOOD 40																								
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												09										
NEIGHBORHOOD/LOC			9001.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,440	100	1,440	33,696																						
BAS	636	100	636	14,882																						
FOP	60	30	18	421																						
FOP	55	30	16	374																						
TOTALS			2,191		2,110	49,374																				
EXTRA FEATURES			36069 IVYS PL, 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	0812	CONCRETE C	0 100	0	0	1,700.00	SF	4.00	4.00	100	1993	1993	3	68	4,624											
3	0752	USP	0 100	19	12	228.00	SF	15.00	15.00	100	1992	1992	3	20	684											
4	0752	USP	0 100	19	12	228.00	SF	15.00	15.00	100	1992	1992	3	20	684											
5	1242	WD DECK A	0 100	0	0	132.00	SF	10.00	10.00	100	1991	1991	3	20	264											
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1974	1974	3	36	1,260											
7	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820											
8	0476	VF 6 SBPL	0 100	0	0	140.00	LF	32.00	32.00	100	2006	2006	3	72	3,226											
9	0825	BRICK	0 100	0	0	48.00	SF	12.50	12.50	100	2006	2006	3	97	582											
10	1242	WD DECK A	0 100	0	0	360.00	SF	10.00	10.00	100	2006	2006	3	31	1,116											
11	0810	CONCRETE A	0 100	0	0	478.00	SF	6.50	6.50	100	2006	2006	3	88	2,734											
LAND DESCRIPTION			TOTAL OB/XF														16,994									
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	0004	OR	0.00	0.00	1.89	AC		1.00	1.00	1.00	30,000.00	30,000.00	56,700									
REVIEW DATE 10/07/2020 BY TWA Total Acres: 1.89 Total Land Value: 56,700 Market: 0 Agricultural: 0 Common: 56,700 PRINTED 08/02/2023 BY SYS																										

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		4	
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY														
																				VALUATION BY													
																					STANDARD												
																					Tax Group: 4												
																					Tax Dist:												
																					49,374												
																					62,383												
																					56,700												
																					168,457												
																					64,286												
																					104,171												
																					50,000												
																					54,171												
																					168,457												
																					0												
																					138,708												