



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	0800	02	1,056	127.6000	89.32	94,322	1996	2015	0	0	0	15.00	85.00	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 0% - 2023										Heated Area: 1056					HX Base Yr											
Roof Cover	03	COMP SHNGL 100	24 -44- BAS 2004 -44- 24																										
Interior Wall	05	DRYWALL 100																											
Interior Floop	13	LVT/LAMNT 100																											
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		04	Quality Level 04																										
DOR CODE		0200	MOBILE HOME																										
MAP NUM			MKT AREA										08																
NEIGHBORHOOD/LOC		8019.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,056	100	1,056	80,174																									
TOTALS		1,056		1,056	80,174																								
EXTRA FEATURES										45010 MARVIN ST, 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	1242	WD DECK A	0	0	0	0	106.00	SF	10.00	10.00	100	2004	2004	3	24	254													
2	0810	CONCRETE A	0	0	0	0	80.00	SF	6.50	6.50	100	2006	2006	3	88	458													