



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 1 6																															
Exterior Wall	30	VINYL 100	0800	02	2,387	128.4800	96.36	230,011	2002	2002	0	0	0	50.00	50.00	VALUATION SUMMARY																														
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2003													Heated Area: 2387										HX Base Yr 2003																				
Roof Cover	03	COMP SHNGL 100	31 BAS 2002 31																																											
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			04	Quality Level 04																																										
DOR CODE			0200 MOBILE HOME																																											
MAP NUM			MKT AREA												08																															
NEIGHBORHOOD/LOC			8001.00																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	2,387	100	2,387	115,006																																										
TOTALS			2,387	2,387	115,006																																									
EXTRA FEATURES					44080 SANDY FORD RD, CALLAHAN										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										06/13/2023 MLU											
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	2002	2002	3	86	3,010																															
2	0681	POLE SHED	0 100	28	30	840.00	SF	15.00	15.00	100	2008	2008	3	52	6,552																															
3	0940	SHEDS/PORT	0 100	10	16	160.00	SF	20.10	20.10	100	2008	2008	3	35	1,126																															
LAND DESCRIPTION																											TOTAL OB/XF										10,688									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	OR	0.00	0.00	1.05	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,500																													
REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.05 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 08/06/2024 BY SYS																																														