



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	05	AVERAGE 100								0800	02	1,860	117.2000	87.90	163,494	2001	2001	0	0	0	52.00	48.00	VALUATION BY STANDARD																										
Roof Structur	03	GABLE/HIP 100								2 M/H 94+ - 100% - 2002										Heated Area: 1860										HX Base Yr 2002																			
Roof Cover	03	COMP SHNGL 100								31 BAS 2001 31																																							
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		4 100																																															
Bathrooms		2 100																																															
Frame	02	WOOD FRAME 100																																															
Stories	0	0 100																																															
Units		0 100																																															
Quality		03	Quality Level 03																																														
DOR CODE		0200 MOBILE HOME																																															
MAP NUM										MKT AREA		08																																					
NEIGHBORHOOD/LOC		8024.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	1,860	100	1,860	78,477																																													
TOTALS		1,860	1,860	78,477																																													
EXTRA FEATURES										44553 LEE DR, CALLAHAN										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										05/19/2023 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	2001	2001	3	85	2,975																																	
2	0940	SHEDS/PORT	0	100	20	11	220.00	SF	21.30	21.30	100	2001	2001	3	20	937																																	
3	0751	UOP	0	100	0	0	24.00	SF	10.00	10.00	100	2015	2015	3	78	187																																	
LAND DESCRIPTION																																																	
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		OR	333.00	680.00	5.23	AC		1.00	1.00	0.80	16,000.00	12,800.00	66,944																																
REVIEW DATE 07/20/2022 BY KBA Total Acres: 5.23 Total Land Value: 66,944 Market: 0 Agricultural: 0 Common: 66,944 PRINTED 08/06/2024 BY SYS																																																	