

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT	CD																			6															
Exterior Wall	30	VINYL 100	0820	02	1,538	123.2000	86.24	132,637	1993	2005	0	0	0	44.00	56.00	VALUATION BY										STANDARD									
Roof Structure	03	GABLE/HIP 100	1 M/H 93- - 100% - 2023													Heated Area: 1512										HX Base Yr 2023									
Roof Cover	12	MODULAR MT 100	15 6 10 6 12 27 29 14 8 8 14 BAS 2005 DCK 2005																																
Interior Wall	05	DRYWALL 100																																	
Interior Floor	14	CARPET 80																																	
Interior Floor	08	SHT VINYL 20																																	
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		08																														
NEIGHBORHOOD/LOC		8024.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,512	100	1,512	73,021																															
DCK	60	15	9	435																															
DCK	112	15	17	821																															
TOTALS		1,684		1,538	74,277																														
EXTRA FEATURES										54195 CHURCH RD, 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																			