

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										
Exterior Wall		05	AVERAGE 100		0800	02	2,033	117.2000		87.90	178,701		1996	1996	0	0	0	65.00	35.00	VALUATION SUMMARY									
Roof Structure		03	GABLE/HIP 100		1 M/H 94+ - 100% - 1997										Heated Area: 1824					HX Base Yr 1997					STANDARD				
Roof Cover		03	COMP SHNGL 100		PTO 2004 FCP 2004 BAS 1996															BUILDING MARKET VALUE					62,545				
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					10,094				
Interior Floor		14	CARPET 80																	TOTAL LAND VALUE - MARKET					49,700				
Interior Floor		08	SHT VINYL 20																	TOTAL MARKET VALUE					122,339				
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					48,111				
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					74,228				
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					HX HB 49,228				
Bathrooms			2 100																	BASE TAXABLE VALUE					25,000				
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					122,339				
Stories		1.	1. 100																	NCON VALUE					0				
Units			0 100		INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE					127,244																			
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	1,824	100	1,824	56,116																									
FCP	756	25	189	5,815																									
PTO	390	5	20	615																									
TOTALS					2,970		2,033	62,545																					
EXTRA FEATURES					54175 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													
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765														
2	0940	SHEDS/PORT	0 100	16	16	256.00	SF	20.10	20.10	100	1998	1998	3	20	1,029														
3	0510	GARAGE WD-	0 100	25	20	500.00	SF	35.00	35.00	100	2004	2004	3	36	6,300														
LAND DESCRIPTION					TOTAL OB/XF 10,094																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.42	AC		1.00	1.00	1.00	35,000.00	35,000.00	49,700												