

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		25	MOD METAL 100							0820	02	720	84.0000	58.80	42,336	1968	1968	0	0	0	70.00	30.00	VALUATION BY					STANDARD										
Roof Structur		01	FLAT 100							1 M/H 93- - 100% - 0														Heated Area: 720										HX Base Yr				
Roof Cover		01	MINIMUM 100																					BUILDING MARKET VALUE					12,701									
Interior Wall		04	PLYWOOD 100																					TOTAL MARKET OB/XF VALUE					515									
Interior Floo		08	SHT VINYL 100																					TOTAL LAND VALUE - MARKET					29,750									
Air Condition		01	NONE 100																					TOTAL MARKET VALUE					42,966									
Heating Type		04	AIR DUCTED 100																					SOH/AGL Deduction					21,346									
Bedrooms			3 100							ASSESSED VALUE					21,620																							
Bathrooms			1 100							TOTAL EXEMPTION VALUE					HX HB					21,620																		
Frame		02	WOOD FRAME 100							BASE TAXABLE VALUE					0																							
Stories		1.	1. 100							TOTAL JUST VALUE					42,966																							
Units			0 100							NCON VALUE					0																							
BUD8 Adjustme		06	DIST 1D 100							INCOME VALUE																												
										PREVIOUS YEAR MKT VALUE					42,059																							
Quality		03	Quality Level 03																																			
DOR CODE		0200	MOBILE HOME																																			
MAP NUM			MKT AREA				08																															
NEIGHBORHOOD/LOC		8029.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS	720	100	720		12,701																																	
TOTALS		720	720		12,701																																	
EXTRA FEATURES								44117 LEE DR, CALLAHAN								BLD DATE						LGL DATE																
																XF DATE						LAND DATE																
																INC DATE						AG DATE																
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	0940	SHEDS/PORT	0 100	0	0	80.00	SF	20.10	20.10	100	1980	1980	3	20	322																							
2	0940	SHEDS/PORT	0 100	0	0	48.00	SF	20.10	20.10	100	1980	1980	3	20	193																							
LAND DESCRIPTION										TOTAL OB/XF										515																		
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	RM	150.00	248.00	0.85	AC		1.00	1.00	1.00	35,000.00	35,000.00	29,750																					
REVIEW DATE		05/12/2022		BY	KBA		Total Acres: 0.85		Total Land Value: 29,750		Market: 0		Agricultural: 0		Common: 29,750		PRINTED 08/06/2024 BY SYS																					