

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	6												
Exterior Wall		30	VINYL 100		0800	02	1,800	159.6400	119.73	215,514	2016	2016	0	0	0	15.00	85.00	VALUATION BY											
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 0% - 2024													STANDARD											
Roof Cover		12	MODULAR MT 100		Heated Area: 1800													Tax Dist:											
Interior Wall		05	DRYWALL 100		60													Tax Group: 6											
Interior Floo		14	CARPET 70		306030BAS2024													BUILDING MARKET VALUE											
Interior Floo		08	SHT VINYL 30															TOTAL MARKET OB/XF VALUE											
Air Condition		03	CENTRAL 100															TOTAL LAND VALUE - MARKET											
Heating Type		04	AIR DUCTED 100															TOTAL MARKET VALUE											
Bedrooms			3 100															SOH/AGL Deduction											
Bathrooms			2 100															ASSESSED VALUE											
Frame		02	WOOD FRAME 100															TOTAL EXEMPTION VALUE											
Stories		1.	1. 100															BASE TAXABLE VALUE											
Units			0 100															TOTAL JUST VALUE											
																		NCON VALUE											
Quality		06	Quality Level 06		INCOME VALUE																								
DOR CODE		0200	MOBILE HOME		PREVIOUS YEAR MKT VALUE																								
MAP NUM			MKT AREA		47,000																								
NEIGHBORHOOD/LOC		8026.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,800	100	1,800	183,187																									
TOTALS					1,800		1,800	183,187																					
EXTRA FEATURES					44096 MCSWAIN CIR, 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													