

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	934	87.2000	61.04	57,011	1979	1979	0	0	0	70.00	30.00	VALUATION BY		STANDARD																		
Roof Structur		01	FLAT 100		1 M/H 93- - 0% - 2023										Heated Area: 910					HX Base Yr							Tax Group: 6		Tax Dist:									
Roof Cover		01	MINIMUM 100		65 14 14 20 36 12 8 8 12 BAS 1996 UOP 1996																				BUILDING MARKET VALUE		17,103											
Interior Wall		04	PLYWOOD 100																						TOTAL MARKET OB/XF VALUE		0											
Interior Floo		14	CARPET 80																						TOTAL LAND VALUE - MARKET		35,000											
Interior Floo		08	SHT VINYL 20																						TOTAL MARKET VALUE		52,103											
Air Condition		02	WINDOW 100																						SOH/AGL Deduction		0											
Heating Type		03	FORCED AIR 100																						ASSESSED VALUE		52,103											
Bedrooms			2 100																						TOTAL EXEMPTION VALUE		0											
Bathrooms			1.5 100																						BASE TAXABLE VALUE		52,103											
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE		52,103											
Stories		1.	1. 100																						NCON VALUE		0											
Units			0 100																						INCOME VALUE													
																									PREVIOUS YEAR MKT VALUE		50,882											
Quality		03	Quality Level 03																																			
DOR CODE		0200	MOBILE HOME																																			
MAP NUM			MKT AREA		08																																	
NEIGHBORHOOD/LOC		8026.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	910	100	910	16,664																																		
UOP	96	25	24	440																																		
TOTALS		1,006	934	17,103																																		
EXTRA FEATURES					44091 DRUMMOND LN, 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																							