



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 70		
Interior Floo	08	SHT VINYL 30		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms		4 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units		0 100		
Quality	03	Quality Level 03		
DOR CODE	0200	MOBILE HOME		
MAP NUM		MKT AREA	08	
NEIGHBORHOOD/LOC	8001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	78,519
DCK	320	15	48	1,600
TOTALS	2,676		2,404	80,118

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,404	105.8000	79.35	190,757	1998	1998	0	0	58.00	42.00
1 M/H 94+ - 0% - 0											
Heated Area: 2356 HX Base Yr											
32 10 32 10 53 23 31 76 31											
DCK 2010											
BAS 2010											
450329 OLD DIXIE HWY, CALLAHAN											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE					80,118							
TOTAL MARKET OB/XF VALUE					9,935							
TOTAL LAND VALUE - MARKET					43,200							
TOTAL MARKET VALUE					133,253							
SOH/AGL Deduction					0							
ASSESSED VALUE					133,253							
TOTAL EXEMPTION VALUE					0							
BASE TAXABLE VALUE					133,253							
TOTAL JUST VALUE					133,253							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					131,477							
BLDG:1:4: 1998 MERI / ASSESSED 2012												
BLDG:1:3: RP: 12595445 & 12595446												