



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	10	ABOVE AVG 100			0900	01	2,689	100.1376	125.17	336,582	2012	2012	0	0	0	5.00	95.00	VALUATION BY		STANDARD							
Roof Structur	08	IRREGULAR 100			2 SNGL FAM - 100% - 2005													Heated Area: 2254					HX Base Yr 2005				
Roof Cover	03	COMP SHNGL 100																									
Interior Wall	05	DRYWALL 100																									
Interior Floo	14	CARPET 70																									
Interior Floo	11	CLAY TILE 30																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms		3 100																									
Bathrooms		3 100																									
Bathrooms Frame	02	WOOD FRAME 100																									
Stories	0	0 100																									
Units		0 100																									
Occupancy	00	NONE 100																									
Quality		01	Quality Level 01																								
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	1,974	100	1,974	234,732																							
FGR	576	55	317	37,695																							
FOP	162	30	49	5,826																							
FOP	230	30	69	8,205																							
FUS	280	100	280	33,296																							
TOTALS		3,222		2,689	319,753																						
EXTRA FEATURES					35132 HORSESHOE POND 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	0510	GARAGE WD-	0 100	36	34	1,224.00	SF	29.75	29.75	100	2006	2006	3	44	16,022												
2	0940	SHEDS/PORT	0 100	12	8	96.00	SF	20.10	20.10	100	1990	1990	3	20	386												
3	0510	GARAGE WD-	0 100	34	11	374.00	SF	35.00	35.00	100	2008	2008	3	52	6,807												
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	95	3,325												
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