

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	30	VINYL 100	0800	02	896	126.9400	95.20	85,299	2009	2009	0	0	0	36.00	64.00	STANDARD																		
Roof Structure	03	GABLE/HIP 100	2 M/H 94+ - 0% - 0										Heated Area: 896					HX Base Yr																
Roof Cover	03	COMP SHNGL 100	56 16 BAS 2015 16 56																															
Interior Wall	05	DRYWALL 100																																
Interior Floor	14	CARPET 60																																
Interior Floor	08	SHT VINYL 40																																
Air Condition	03	CENTRAL 100																																
Heating Type	04	AIR DUCTED 100																																
Bedrooms		2 100																																
Bathrooms		2 100																																
Frame	02	WOOD FRAME 100																																
Stories	1.	1. 100																																
Units		0 100																																
Quality		04																Quality Level 04																
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	896	100																896	54,591															
TOTALS		896																896	54,591															
EXTRA FEATURES																		44424 COMMANCHEE 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		