

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				6		
ELEMENT		CD	CONSTRUCTION										VALUATION SUMMARY																							
Exterior Wall		30	VINYL 100										TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND											
Roof Structur		03	GABLE/HIP 100										0800	02	1,944	117.2000	99.62	193,661	2008	2008	0	0	0	40.00	60.00											
Roof Cover		03	COMP SHNGL 100										1 M/H 94+ - 100% - 2019										Heated Area: 1944										HX Base Yr 2019			
Interior Wall		05	DRYWALL 100										2772 BAS2016 27																							
Interior Floo		14	CARPET 60																																	
Interior Floo		13	LVT/LAMNT 40																																	
Air Condition		03	CENTRAL 100																																	
Heating Type		04	AIR DUCTED 100																																	
Bedrooms			3 100																																	
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		8026.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA		SUBAREA MARKET VALUE																														
BAS	1,944	100	2016	1,944		116,197																														
TOTALS		1,944				1,944		116,197																												
EXTRA FEATURES										45582 MUSSLEWHITE RD, CALLAHAN										BLD DATE				LGL DATE		05/09/2025		MLU								
										XF DATE				LAND DATE																						
										INC DATE				AG DATE																						
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	0504	FP-ELECTRI		0	100	0	0	1.00		UT	2,000.00		2,000.00		100	2008	2008	3	91	1,820																
2	0681	POLE SHED		1	100	36	14	504.00		SF	15.00		15.00		100	2024	2023		98	7,409																