

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	1,374	123.6000		105.06						0	52.00	48.00	STANDARD											
Roof Structure		03	GABLE/HIP 100		1 M/H 94+ - 100% - 1999										Heated Area: 1344				HX Base Yr 1999											
Roof Cover		12	MODULAR MT 100		48 28 BAS 1998 28 10 20 DCK 2009 20 10 48																									
Interior Wall		05	DRYWALL 100																											
Interior Floor		14	CARPET 90																											
Interior Floor		08	SHT VINYL 10																											
Air Condition		03	CENTRAL 100																											
Heating Type		04	AIR DUCTED 100																											
Bedrooms			3 100																											
Bathrooms			2 100																											
Frame		02	WOOD FRAME 100																											
Stories		1.	1. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,344	100	1998	1,344	67,776																									
DCK	200	15	2009	30	1,513																									
TOTALS		1,544			1,374	69,289																								
EXTRA FEATURES					44055 SWALLOWFORK AVE, 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	0511	GARAGE CB-	0	100	30	40	1,200.00	SF	40.00	40.00	100	2000	2000	3	77	36,960														
2	0810	CONCRETE A	0	100	0	0	288.00	SF	6.50	6.50	100	2010	2010	3	90	1,685														