

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																											
ELEMNT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY																																																														
Exterior Wall		30	VINYL 100			0800	02	1,186	151.8400	129.06	153,065	2005	2020	0	0	0	5.00	95.00	STANDARD																																																												
Roof Structur		03	GABLE/HIP 100		2 M/H 94+ - 0% - 0										Heated Area: 1186										HX Base Yr																																																						
Roof Cover		03	COMP SHNGL 100		44 27 42 25 2.9 BAS 2012																				Tax Group: 6										Tax Dist:																																												
Interior Wall		05	DRYWALL 100																						BUILDING MARKET VALUE										145,412																																												
Interior Floo		13	LVT/LAMNT 60																						TOTAL MARKET OB/XF VALUE										4,420																																												
Interior Floo		14	CARPET 40																						TOTAL LAND VALUE - MARKET										90,000																																												
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE										239,832																																												
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction										57,221																																												
Bedrooms			3 100																						ASSESSED VALUE										182,611																																												
Bathrooms			2 100																						TOTAL EXEMPTION VALUE										0																																												
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE										182,611																																												
Stories		0	0 100																						TOTAL JUST VALUE										239,832																																												
Units			0 100												NCON VALUE										0																																																						
															INCOME VALUE																																																																
															PREVIOUS YEAR MKT VALUE										189,625																																																						
Quality		06	Quality Level 06																																																																												
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	1,186	100	2012	1,186	145,412																																																																										
TOTALS		1,186				1,186	145,412																																																																								
EXTRA FEATURES										451055 OLD DIXIE HWY, CALLAHAN										BLD DATE										01/10/2008										JH										LGL DATE										05/09/2025										MLU									
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	0680	POLE SHED	0	0	50	13	650.00	SF	10.00	10.00	100	2013	2013	3	68	4,420																																																															