



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	05	AVERAGE 100	0820	02	1,508	117.6000	94.08	141,873	1985	1990	0	0	0	70.00	30.00	VALUATION BY STANDARD																																										
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2014														Heated Area: 1286														HX Base Yr 2014																											
Roof Cover	03	COMP SHNGL 100	131223 14UST200914UOP200914UOP200414 131223 48 27BAS199827 1474320														UST 2009														UOP 2009														UOP 2004													
Interior Wall	05	DRYWALL 100															BAS 1998																																									
Interior Floo	14	CARPET 90																																																								
Interior Floo	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			8026.00																																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																					
BAS	1,286	100	1998	1,286	36,296																																																					
UOP	322	25	2004	80	2,258																																																					
UOP	168	25	2009	42	1,185																																																					
UST	182	55	2009	100	2,822																																																					
TOTALS			1,958		1,508	42,562																																																				
EXTRA FEATURES						54040 HURST 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960																																										
2	0810	CONCRETE A	0	100	0	0	268.00	SF	6.50	6.50	100	2003	2003	3	82	1,428																																										
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890																																										
4	0681	POLE SHED	0	100	30	24	720.00	SF	15.00	15.00	100	2010	2010	3	56	6,048																																										
5	0681	POLE SHED	0	100	20	24	480.00	SF	15.00	15.00	100	2025	2020		90	6,480																																										
TOTAL OB/XF 17,806																																																										
LAND DESCRIPTION																																																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																		
1	000100	C	RES	100		OR	0.00	0.00	3.57	AC		1.00	1.00	1.00	30,000.00	30,000.00	107,100																																									
REVIEW DATE 06/05/2020 BY KBA Total Acres: 3.57 Total Land Value: 107,100 Market: 0 Agricultural: 0 Common: 107,100 PRINTED 07/30/2025 BY SYS																																																										

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