



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	08	SHT VINYL 70			
Interior Floo	14	CARPET 30			
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	2,052	100	2020	2,052	88,410
UCP	480	20	2020	96	4,136
UOP	180	25	2023	45	1,939
USP	160	50	2020	80	3,447
TOTALS	2,872			2,273	97,932

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,273	115.2000	97.92	222,572	1995	2000	0	0	56.00	44.00
1 M/H 94+ - 0% - 0											
Heated Area: 2052											
HX Base Yr											
45053 RAINY LN, CALLAHAN											

NASSAU COUNTY PROPERTY										PAGE 1 of 1			6
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 6					Tax Dist:								
BUILDING MARKET VALUE										97,932			
TOTAL MARKET OB/XF VALUE										0			
TOTAL LAND VALUE - MARKET										45,000			
TOTAL MARKET VALUE										142,932			
SOH/AGL Deduction										16,717			
ASSESSED VALUE										126,215			
TOTAL EXEMPTION VALUE										0			
BASE TAXABLE VALUE										126,215			
TOTAL JUST VALUE										142,932			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										125,338			
7/2023KW: MISC ALUMN CRPT/STRGS = NV													