

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																	
Exterior Wall		26	AL SIDING 100		0820	02	672	71.5400	57.23	38,459	1976	1976	0	0	0	70.00	30.00	VALUATION BY																
Roof Structur		01	FLAT 100		1 M/H 93- - 100% - 1998										Heated Area: 672										HX Base Yr 1998									
Roof Cover		01	MINIMUM 100		125612 BAS1997										BUILDING MARKET VALUE										11,538									
Interior Wall		04	PLYWOOD 100												TOTAL MARKET OB/XF VALUE										0									
Interior Floo		14	CARPET 80												TOTAL LAND VALUE - MARKET										45,000									
Interior Floo		08	SHT VINYL 20												TOTAL MARKET VALUE										56,538									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										37,055									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										19,483									
Bedrooms			2 100												TOTAL EXEMPTION VALUE										HX HB 19,483									
Bathrooms			1 100												BASE TAXABLE VALUE										0									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										56,538									
Stories		1.	1. 100												NCON VALUE										0									
Units			0 100												INCOME VALUE										PREVIOUS YEAR MKT VALUE 45,096									
Quality		02	Quality Level 02																															
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	672	100	1997	672	11,538																													
TOTALS		672			672	11,538																												
EXTRA FEATURES					45091 RAINY LN, 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																