

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	PAGE 1 of 1										
Exterior Wall	30	VINYL 100	0800	02	1,620	135.0800	114.82	186,008	2009	2009	0	0	0	38.00	62.00	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2020										Heated Area: 1620					HX Base Yr 2020								
Roof Cover	12	MODULAR MT 100	27 60 27 BAS2010																							
Interior Wall	05	DRYWALL 100																								
Interior Floo	14	CARPET 70																								
Interior Floo	08	SHT VINYL 30																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		4 100																								
Bathrooms		2 100																								
Frame	02	WOOD FRAME 100																								
Stories	0	0 100																								
Units		0 100																								
Quality		04	Quality Level 04																							
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	1,620	100	2010	1,620	115,325																					
TOTALS		1,620		1,620	115,325																					
EXTRA FEATURES						45250 WHITFIELD RD, CALLAHAN										BLD DATE		LGL DATE		05/09/2025		MLU				
																XF DATE		LAND DATE								
																INC DATE		AG DATE								
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	92	1,840										