

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																
Exterior Wall	30	VINYL 100	0800	02	1,800	147.1200	125.05	225,090	2024	2024	0	0	0	1.00	99.00	VALUATION BY										STANDARD										
Roof Structure	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2025										Heated Area: 1800										HX Base Yr 2025													
Roof Cover	12	MODULAR MT 100	30 60 60 30 BAS 2025																																	
Interior Wall	05	DRYWALL 100																																		
Interior Floor	13	LVT/LAMNT 70																																		
Interior Floor	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	1.	1. 100																																		
Units		0 100																																		
Quality																																	05	Quality Level 05		
DOR CODE																																	0200	MOBILE HOME		
MAP NUM																																	MKT AREA			08
NEIGHBORHOOD/LOC																																	8005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE																															YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,800	100																															2025	1,800	222,839	
TOTALS																																	1,800		1,800	222,839
EXTRA FEATURES										33567 MEADOWS LN, CALLAHAN										BLD DATE		LGL DATE		05/21/2025		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																				