

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										6	
Exterior Wall		30	VINYL 100		0800	02	1,555	138.7200	117.91	183,350	2003	2003	0	0	0	50.00	50.00	VALUATION SUMMARY										STANDARD	
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 0% - 0										Heated Area: 1512					HX Base Yr									
Roof Cover		03	COMP SHNGL 100		27 27 18 38 24 12 24 12 56 BAS 2006 DCK 2006																								
Interior Wall		05	DRYWALL 100																										
Interior Floo		08	SHT VINYL 60																										
Interior Floo		14	CARPET 40																										
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	1,512	100	2006	1,512	89,140																								
DCK	288	15	2006	43	2,535																								
TOTALS		1,800			1,555	91,675																							
EXTRA FEATURES					43347 LARSEN 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	0940	SHEDS/PORT	0	0	12	8	96.00	SF	21.30	21.30	100	2001	2001	3	20	409													
2	0681	POLE SHED	0	0	0	0	554.00	SF	15.00	15.00	100	1999	1999	3	26	2,161													
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010													