

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		26	AL SIDING 100		0820	02	1,644	108.8000	87.04	143,094	1975	1995	0	0	0	70.00	30.00	VALUATION SUMMARY											
Roof Structure		03	GABLE/HIP 100		1 M/H 93- - 100% - 2012										Heated Area: 1632				HX Base Yr 2012										
Roof Cover		03	COMP SHNGL 100		24 36 32 10 8 10 24 BAS 2006 DCK 2006																								
Interior Wall		04	PLYWOOD 100																										
Interior Floor		14	CARPET 70																										
Interior Floor		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		1.	1. 100																										
Units			0 100																										
Quality		03	Quality Level 03																										
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	1,632	100	2006	1,632	42,615																								
DCK	80	15	2006	12	313																								
TOTALS		1,712			1,644	42,928																							
EXTRA FEATURES					43037 BRANDON WAY, CALLAHAN										BLD DATE					LGL DATE									
															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	05/21/2025 MLU												