

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	VALUATION SUMMARY													
Exterior Wall	30	VINYL 100	0800	02	1,620	117.6000	99.96	161,935	2001	2001	0	0	0	54.00	46.00	STANDARD													
Roof Structure	03	GABLE/HIP 100	1 M/H 94+ - 0% - 0										Heated Area: 1620					HX Base Yr											
Roof Cover	03	COMP SHNGL 100	27 60 27 60 BAS 2001																										
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 90																											
Interior Floor	08	SHT VINYL 10																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	0	0 100																											
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	1,620	100	2001	1,620	74,490																								
TOTALS			1,620		1,620	74,490																							
EXTRA FEATURES						43580 LARSEN RD, 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												
1	1242	WD DECK A	0	0	14	12	168.00	SF	10.00	10.00	100	2001	2001	3	20	336													