



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	05	AVERAGE 100	0800	02	1,680	152.3600	129.51	217,577	2003	2003	0	0	0	50.00	50.00	VALUATION BY STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2008														Heated Area: 1680										HX Base Yr 2008									
Roof Cover	03	COMP SHNGL 100	BAS 2005																																	
Interior Wall	05	DRYWALL 100																																		
Interior Floo	14	CARPET 80																																		
Interior Floo	08	SHT VINYL 20																																		
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			06	Quality Level 06																																
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	1,680	100	2005	1,680	108,789																															
TOTALS			1,680			1,680	108,788																													
EXTRA FEATURES			35045 GRETCHENS WAY, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010																					
2	0810	CONCRETE A	0 100	0	0	400.00	SF	6.50	6.50	100	2007	2007	3	87	2,262																					
3	0812	CONCRETE C	0 100	0	0	1,100.00	SF	4.00	4.00	100	2007	2007	3	87	3,828																					
LAND DESCRIPTION			TOTAL OB/XF 9,100																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
1	000100	C	RES	100	0007	OR	0.00	0.00	1.22	AC		1.00	1.00	1.00	45,000.00	45,000.00	54,900																			
REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.22 Total Land Value: 54,900 Market: 0 Agricultural: 0 Common: 54,900 PRINTED 07/30/2025 BY SYS																																				