

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				6									
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		25	MOD METAL 100		6500	01	1,040		62.1000	22.98		23,899	2022	2022	0	0	0	2.00	98.00	VALUATION BY										STANDARD													
Roof Structur		10	STEEL FRME 100		2 GARAGE RES - 0% - 2024															Heated Area: 1040					HX Base Yr					Tax Group: 6										Tax Dist:			
Roof Cover		12	MODULAR MT 100		-26 40 BAS 2022 40 -26															BUILDING MARKET VALUE										186,911													
Interior Wall		07	NONE 100																	TOTAL MARKET OB/XF VALUE										0													
Interior Floo		03	CONC FINSH 100																	TOTAL LAND VALUE - MARKET										111,000													
Air Condition		01	NONE 100																	TOTAL MARKET VALUE										297,911													
Heating Type		01	NONE 100																	SOH/AGL Deduction										47,032													
Bedrooms			0 100																	ASSESSED VALUE										250,879													
Bathrooms			0 100																	TOTAL EXEMPTION VALUE										0													
Frame		05	STEEL 100																	BASE TAXABLE VALUE										250,879													
Stories		1.	1. 100																	TOTAL JUST VALUE										297,911													
Units			0 100																	NCON VALUE										0													
Occupancy		00	NONE 100		INCOME VALUE																																						
					PREVIOUS YEAR MKT VALUE																																						
Quality		06	Quality Level 06																																								
DOR CODE		0200	MOBILE HOME																																								
MAP NUM			MKT AREA		08																																						
NEIGHBORHOOD/LOC		8026.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	1,040	100	2022	1,040	23,421																																						
TOTALS		1,040			1,040	23,421											BLD DATE						LGL DATE		05/09/2025				MLU														
EXTRA FEATURES		BISMARK RD, CALLAHAN										XF DATE						LAND 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																											
LAND DESCRIPTION										TOTAL OB/XF										0																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			