



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 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	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM	MKT AREA 08	
NEIGHBORHOOD/LOC	8001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,520	100
FOP	180	30
YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
2019	2,520	252,874
2019	54	5,419
TOTALS	2,700	258,294

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,574	126.9400	107.90	277,735	2019	2019	0	0	7.00	93.00
1 M/H 94+ - 100% - 2024											
Heated Area: 2520											
HX Base Yr 2024											
The diagram shows a building footprint with the following dimensions and area calculations: - Top horizontal dimension: 30 - Right vertical dimension: 41 - Bottom horizontal dimension: 15 - Right vertical dimension: 28 - Bottom horizontal dimension: 30 - Left vertical dimension: 70 - Area calculations: BAS 2019 2520, FOP 2019 180											
44233 KNOTTS LDG, CALLAHAN											
BLD DATE							LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				
							05/21/2025				
							MLU				

NASSAU COUNTY PROPERTY					PAGE 1 of 2		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				277,898			
TOTAL MARKET OB/XF VALUE				0			
TOTAL LAND VALUE - MARKET				77,850			
TOTAL MARKET VALUE				355,748			
SOH/AGL Deduction				87,727			
ASSESSED VALUE				268,021			
TOTAL EXEMPTION VALUE				HX HB 50,722			
BASE TAXABLE VALUE				217,299			
TOTAL JUST VALUE				355,748			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				312,085			

[illegible]