



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		30	VINYL 100		0820	02	1,785	134.2000	107.36	191,638	1988	2005	0	0	0	46.00	54.00	VALUATION SUMMARY											
Roof Structure		03	GABLE/HIP 100		1 M/H 93- - 0% - 2023										Heated Area: 1647														
Roof Cover		12	MODULAR MT 100												HX Base Yr														
Interior Wall		04	PLYWOOD 100																										
Interior Floor		13	LVT/LAMNT 100																										
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		04	Quality Level 04																										
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	1,647	100	1994	1,647	95,484																								
UCP	380	20	1995	76	4,406																								
UOP	250	25	1995	62	3,594																								
TOTALS		2,277			1,785	103,485																							
EXTRA FEATURES					54052 DORNBUSH RD, 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	0940	SHEDS/PORT	0	0	10	20		200.00	SF 19.50		19.50	100	1993	1993	3	20	780												
2	0504	FP-ELECTRI	0	0	0	0		1.00	UT 2,000.00		2,000.00	100	1988	1988	3	62	1,240												
3	0810	CONCRETE A	0	0	0	0		450.00	SF 6.50		6.50	100	1994	1994	3	66	1,931												
LAND DESCRIPTION										TOTAL OB/XF										3,951									
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					
1	000100	C	RES		0	0006	OR	0.00	0.00	1.00	LT	1.00	1.00	1.00	50,000.00	50,000.00	50,000												