

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																															
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																													
Exterior Wall	05	AVERAGE 100								0820	02	2,371	135.3000	115.00	272,665	1986	2010	0	0	0	0	38.00	62.00	VALUATION BY								STANDARD																																			
RooF Structur	03	GABLE/HIP 100								1 M/H 93- 100% - 2025														Heated Area: 2234														HX Base Yr 2025																													
RooF Cover	12	MODULAR MT 100								55 16 16 55 44 11 8 8 11 36 18 10 10 23 21 23 BAS 2020 UOP 2020 BAS 1993 USP 2020																										BAS 2020								UOP 2020								BAS 1993								USP 2020							
Interior Wall	05	DRYWALL 100																																																																	
Interior Floo	13	LVT/LAMNT 50																																																																	
Interior Floo	14	CARPET 50																																																																	
Air Condition	03	CENTRAL 100																																																																	
Heating Type	04	AIR DUCTED 100																																																																	
Bedrooms		4 100																																																																	
Bathrooms		2 100																																																																	
Frame	02	WOOD FRAME 100																																																																	
Stories Units	1.	1. 100																																																																	
BUD8 Adjustme	06	DIST 1D 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	1,354	100	1993	1,354	96,540																																																														
BAS	880	100	2020	880	62,744																																																														
UOP	88	25	2020	22	1,569																																																														
USP	230	50	2020	115	8,200																																																														
TOTALS		2,552				2,371		169,052																				BLD DATE				LGL DATE				05/07/2026		MLU																													
EXTRA FEATURES										56082 DAVIS 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																																																			
1	0940	SHEDS/POR	0 100	0	0	256.00	SF	20.10	20.10	100	1980	1980	3	20	1,029																																																				

[illegible]