

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																				
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																				
ELEMNT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY										STANDARD																													
Exterior Wall		30	VINYL 100			0800	02	1,064	123.2000	110.88	117,976	1997	1997	0	0	0	70.00	30.00	Tax Group: 6										Tax Dist:																											
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ 0% - 0										Heated Area: 1064										HX Base Yr										BUILDING MARKET VALUE										35,393											
Roof Cover		12	MODULAR MT 100																																TOTAL MARKET OB/XF VALUE										1,152											
Interior Wall		05	DRYWALL 100																																TOTAL LAND VALUE - MARKET										50,000											
Interior Floo		14	CARPET 80																																TOTAL MARKET VALUE										86,545											
Interior Floo		08	SHT VINYL 20																																SOH/AGL Deduction										0											
Air Condition		03	CENTRAL 100																																ASSESSED VALUE										86,545											
Heating Type		04	AIR DUCTED 100																																TOTAL EXEMPTION VALUE										0											
Bedrooms			3 100																																BASE TAXABLE VALUE										86,545											
Bathrooms			2 100																																TOTAL JUST VALUE										86,545											
Frame		02	WOOD FRAME 100																																NCON VALUE										0											
Stories		1.	1. 100																																INCOME VALUE																					
Units			0 100																																PREVIOUS YEAR MKT VALUE										85,802											
Quality		03	Quality Level 03																																																					
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	1,064	100	2018	1,064	35,393																																																			
TOTALS		1,064		1,064	35,393																																																			
EXTRA FEATURES					45364 BISMARK RD, CALLAHAN										BLD DATE										LGL DATE					05/07/2026					MLU																					
															XF DATE										LAND DATE																															
															INC DATE										AG 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																																								
3	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	1985	1985	3	20	1,152																																								