

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	VALUATION SUMMARY																				
Exterior Wall		03	VINYL 100							0800	02	1,560	116.8000	105.12	163,987	2019	2019	0	0	0	10.00	90.00	VALUATION BY					STANDARD															
Roof Structur		03	GABLE/HIP 100							1 M/H 94+ 0% - 2026														Heated Area: 1560					HX Base Yr					Tax Group: 6					Tax Dist:				
Roof Cover		03	COMP SHNGL 100							BAS 2026														BUILDING MARKET VALUE					147,588														
Interior Wall		05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE					0														
Interior Floo		14	CARPET 70																					TOTAL LAND VALUE - MARKET					54,000														
Interior Floo		08	SHT VINYL 30																					TOTAL MARKET VALUE					201,588														
Air Condition		03	CENTRAL 100																					SOH/AGL Deduction					16,129														
Heating Type		04	AIR DUCTED 100																					ASSESSED VALUE					185,459														
Bedrooms			3 100																					TOTAL EXEMPTION VALUE					0														
Bathrooms			2 100																					BASE TAXABLE VALUE					185,459														
Frame		02	WOOD FRAME 100																					TOTAL JUST VALUE					201,588														
Stories		1.	1. 100																					NCON VALUE					147,588														
Units			0 100																					INCOME VALUE																			
																								PREVIOUS YEAR MKT VALUE					60,600														
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	1,560	100	2026	1,560	147,588																																						
TOTALS						1,560			1,560	147,588																																	
EXTRA FEATURES						45298 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																										
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																			
1	000100	C	RES	0		OR	0.00	0.00	1.08	AC		1.00	1.00	1.00	50,000.00	50,000.00	54,000																										