

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																													
Exterior Wall	30	VINYL 100	0800	02	1,735	147.8400	133.06	230,859	1997	2014	0	0	0	30.00	70.00	STANDARD																																	
Roof Structure	03	GABLE/HIP 100	1 M/H 94+ 100% - 2024										Heated Area: 1620										HX Base Yr 2024																										
Roof Cover	12	MODULAR MT 100	27 60 45 15 16 12 12 16 BAS 1997 FSP 2002																											Tax Group: 6										Tax Dist:									
Interior Wall	05	DRYWALL 100																												BUILDING MARKET VALUE										176,255									
Interior Floor	14	CARPET 80																												TOTAL MARKET OB/XF VALUE										1,474									
Interior Floor	08	SHT VINYL 20																												TOTAL LAND VALUE - MARKET										59,850									
Air Condition	03	CENTRAL 100																												TOTAL MARKET VALUE										237,579									
Heating Type	04	AIR DUCTED 100																												SOH/AGL Deduction										20,868									
Bedrooms		3 100																												ASSESSED VALUE										216,711									
Bathrooms		2 100																												TOTAL EXEMPTION VALUE										HX HB 51,411									
Frame	02	WOOD FRAME 100																												BASE TAXABLE VALUE										165,300									
Stories	1.	1. 100																												TOTAL JUST VALUE										237,579									
Units		0 100																												NCON VALUE										14,654									
Quality										05	Quality Level 05										INCOME VALUE										PREVIOUS YEAR MKT VALUE 215,812																		
DOR CODE										0200	MOBILE HOME										EYB ADJSTD FOR NEWER METAL ROOF										1998 MODEL FLEE																		
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	1,620	100	1997	1,620	150,890																																												
FSP	192	60	2002	115	10,711																																												
TOTALS	1,812			1,735	161,601																																												
EXTRA FEATURES										54593 MARSH 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	0 100	10	16	160.00	SF	19.50	19.50	100	1997	1997	3	20	624																																		
3	1242	WD DECK A	0 100	18	8	144.00	SF	10.00	10.00	100	1999	1999	3	20	288																																		
4	0940	SHEDS/PORT	0 100	16	9	144.00	SF	19.50	19.50	100	1999	1999	3	20	562																																		
															</																																		

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		25	MOD METAL 100		6500	01	600	63.2500	24.67	14,802	2025	2025	0	0	0	1.00	99.00	STANDARD											
Roof Structure		10	STEEL FRME 100		2 GARAGE RES 100% - 2026										Heated Area: 600														
Roof Cover		12	MODULAR MT 100												HX Base Yr 2024														
Interior Wall		07	NONE 100																										
Interior Floor		03	CONC FINSH 100																										
Air Condition		01	NONE 100																										
Heating Type		01	NONE 100																										
Bedrooms			0 100																										
Bathrooms			0 100																										
Frame		05	STEEL 100																										
Quality		06	Quality Level 06																										
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	600	100	2024	600	14,654																								