



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	1,512	100	2007	1,512	84,210
TOTALS	1,512			1,512	84,210

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1242	WD DECK A	0 100	12	12	144.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,512	128.9200	116.03	175,437	1998	2003	0	0	52.00	48.00

1 M/H 94+ 100% - 2008

Heated Area: 1512

HX Base Yr 2008

BAS 2007

54482 WILBUR JONES RD, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6	
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 6			Tax Dist:					
BUILDING MARKET VALUE					84,210			
TOTAL MARKET OB/XF VALUE					389			
TOTAL LAND VALUE - MARKET					50,000			
TOTAL MARKET VALUE					134,599			
SOH/AGL Deduction					78,447			
ASSESSED VALUE					56,152			
TOTAL EXEMPTION VALUE					HX HB		31,152	
BASE TAXABLE VALUE					25,000			
TOTAL JUST VALUE					134,599			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					128,288			
MISC STRG = NV: 10/23KW								

BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=2007;ORIG=-46,14] W10 S27 E56 N27 W46 \$							