

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD																													
Exterior Wall	30	VINYL 100																												
Roof Structure	03	GABLE/HIP 100																												
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floor	14	CARPET 80																												
Interior Floor	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		05	Quality Level 05																											
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	1,344	100	2005	1,344	115,684																									
USP	696	50	2015	348	29,954																									
TOTALS		2,040			1,692	145,638																								
EXTRA FEATURES										54196 FOURACRE CIR, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765															
2	1242	WD DECK A	0 100	6	8	48.00	SF	10.00	10.00	100	2005	2005	3	21	101															