



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		05	AVERAGE 100		0820	02	1,914	146.4000	124.44	238,178	1985	2012	0	0	0	34.00	66.00	VALUATION BY					STANDARD														
Roof Structure		03	GABLE/HIP 100		1 M/H 93- 100% - 2024													Heated Area: 1680					HX Base Yr 2024					Tax Group: 6					Tax Dist:				
Roof Cover		12	MODULAR MT 100		20 12 FOP 2000 12 20 26 28 BAS 1993 28 60 FOP 2011 60 9													BUILDING MARKET VALUE					157,197														
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE					1,865														
Interior Floor		13	LVT/LAMNT 100															TOTAL LAND VALUE - MARKET					51,000														
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE					210,062														
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction					35,259														
Bedrooms			3 100															ASSESSED VALUE					174,803														
Bathrooms			2 100															TOTAL EXEMPTION VALUE					HX HB 51,411														
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE					123,392														
Stories		1.	1. 100															TOTAL JUST VALUE					210,062														
Units			0 100															NCON VALUE					0														
BUD8 Adjustme		06	DIST 1D 100		INCOME VALUE										PREVIOUS YEAR MKT VALUE					204,299																	
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	1,680	100	1993	1,680	137,979																																
FOP	240	30	2000	72	5,914																																
FOP	540	30	2011	162	13,305																																
TOTALS		2,460			1,914	157,197																															
EXTRA FEATURES						54726 SHEFFIELD 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																				
1	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	1985	1985	3	20	579																					
2	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1985	1985	3	20	128																					
3	0940	SHEDS/PORT	0	100	12	24	288.00	SF	20.10	20.10	100	1988	1988	3	20	1,158																					
LAND DESCRIPTION										TOTAL OB/XF										1,865																	
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	100		RM	182.00	240.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000																				