



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
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
BUD8 Adjustme	06	DIST 1D 100

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	1,704	100	1993	1,704	53,533
TOTALS	1,704			1,704	53,533

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0510	GARAGE WD-	0	100	16	16	256.00	SF	35.00
2	0350	CARPORT WD	0	100	8	16	128.00	SF	13.00
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50
5	0351	CARPORT MT	0	100	16	13	208.00	SF	7.50

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	2.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,704	123.2000	104.72	178,443	1985	1990	0	0	0	70.00	30.00
1 M/H 93- 100% - 2025 Heated Area: 1704 HX Base Yr												
BAS 1993												
54763 DORNBUSH RD, CALLAHAN												

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
				05/07/2026 MLU			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		53,533	
TOTAL MARKET OB/XF VALUE		3,217	
TOTAL LAND VALUE - MARKET		102,000	
TOTAL MARKET VALUE		158,750	
SOH/AGL Deduction		395	
ASSESSED VALUE		158,355	
TOTAL EXEMPTION VALUE		13	158,355
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		158,750	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		154,192	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7268	MH MOVE-ON	54,500	05/10/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2779/1320	4/06/2025	QC U	I	11		100	
GRANTOR: MCLAIN GARY LYNN							
GRANTEE: MCLAIN MARY ANNE							
0721/0069	12/30/1994	QC U	I	07		100	
GRANTOR: MCLAIN MARY A							
GRANTEE: MCLAIN GARY L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] N24 U4 L4 W57 S17 D2 L2 S6 R2 D2 S1 E29 N1 E3 R2 D1 E4 U1 R2 E7 S1 E14 \$.									