



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
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		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	1,440	100	1993	1,440	60,250
FOP	260	30	2010	78	3,263
UOP	140	25	2022	35	1,465
TOTALS	1,840			1,553	64,978

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,553	117.2000	99.62	154,710	1989	2000		0	0	58.00	42.00	
1 M/H 93- 100% - 0 Heated Area: 1440 HX Base Yr 1990													
UOP 2022 BAS 1993 FOP 2010													
54326 BEA RD, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 MLU													

NASSAU COUNTY PROPERTY					PAGE 1 of 2		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				82,965			
TOTAL MARKET OB/XF VALUE				0			
TOTAL LAND VALUE - MARKET				51,000			
TOTAL MARKET VALUE				133,965			
SOH/AGL Deduction				62,259			
ASSESSED VALUE				71,706			
TOTAL EXEMPTION VALUE				HX HB VX 51,706			
BASE TAXABLE VALUE				20,000			
TOTAL JUST VALUE				133,965			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				138,565			
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54326 BEA ROAD
CALLAHAN, FL 32011

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