



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	PAGE 1 of 1																																						
Exterior Wall	05	AVERAGE 100	0820	02	2,110	120.0000	102.00	215,220	1974	1988	0	0	0	70.00	30.00	VALUATION SUMMARY																																					
Roof Structur	03	GABLE/HIP 100	1 M/H 93- 100% - 2003													Heated Area: 2076													HX Base Yr 2003																								
Roof Cover	12	MODULAR MT 100																																																			
Interior Wall	05	DRYWALL 100																																																			
Interior Floo	08	SHT VINYL 60																																																			
Interior Floo	12	HARDWOOD 40																																																			
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 09																																																		
NEIGHBORHOOD/LOC			9001.00																																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																
BAS	1,440	100	2002	1,440	44,064																																																
BAS	636	100	2006	636	19,462																																																
FOP	60	30	2002	18	551																																																
FOP	55	30	2006	16	490																																																
TOTALS			2,191		2,110	64,566																																															
EXTRA FEATURES						36069 IVYS PL, CALLAHAN												BLD DATE XF DATE INC DATE												LGL DATE LAND DATE AG DATE												05/12/2026 MLU											
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																																				
2	0752	USP	0	100	19	12	228.00	SF	15.00	15.00	100	1992	1992	3	20	684																																					
3	0752	USP	0	100	19	12	228.00	SF	15.00	15.00	100	1992	1992	3	20	684																																					
4	1242	WD DECK A	0	100	0	0	132.00	SF	10.00	10.00	100	1991	1991	3	20	264																																					
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1974	1974	3	31.6	1,106																																					
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760																																					
9	1242	WD DECK A	0	100	0	0	360.00	SF	10.00	10.00	100	2006	2006	3	22	792																																					
11	0860	POOL/SPA	0	100	34	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500																																					
LAND DESCRIPTION																		TOTAL OB/XF 52,790																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0004	OR	0.00	0.00	1.89	AC		1.00	1.00	1.00	40,000.00	40,000.00	75,600																																				
REVIEW DATE 01/01/2023 BY CD Total Acres: 1.89 Total Land Value: 75,600 Market: 0 Agricultural: 0 Common: 75,600 PRINTED 07/09/2026 BY SYS																																																					