



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 2																	
Exterior Wall	05	AVERAGE 100	0800	02	1,927	154.9600	139.46	268,739	2006	2006	0	0	0	46.00	54.00	VALUATION BY																
Roof Structure	03	GABLE/HIP 100	1 M/H 94+ 100% - 2007													Heated Area: 1611																
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2007																
Interior Wall	05	DRYWALL 100																														
Interior Floor	14	CARPET 80																														
Interior Floor	11	CLAY TILE 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			06	Quality Level 06													STANDARD															
DOR CODE			0200 MOBILE HOME													Tax Group: 6																
MAP NUM																Tax Dist:																
NEIGHBORHOOD/LOC			8026.00													BUILDING MARKET VALUE																
AREA TYPE			TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														TOTAL MARKET OB/XF VALUE											
BAS			1,611	100	2006	1,611	121,322														164,709											
DCK			216	15	2007	32	2,410														2,143											
FCP			736	25	2007	184	13,857														125,650											
FOP			153	30	2007	46	3,464														292,502											
UOP			216	25	2007	54	4,067														153,337											
TOTALS			2,932			1,927	145,119														ASSESSED VALUE											
EXTRA FEATURES			55299 SHUG RD, CALLAHAN													TOTAL EXEMPTION VALUE																
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	HX HB WX														
1			0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	100	2006	2006	3	22	528	56,411														
2			0350	CARPORT WD	0	100	15	10	150.00	SF	13.00	100	2006	2006	3	22	429	82,754														
4			0350	CARPORT WD	0	100	36	16	576.00	SF	8.58	100	2007	2007	3	24	1,186	292,502														
TOTALS			2,143													NCON VALUE																
LAND DESCRIPTION			TOTAL OB/XF													INCOME VALUE																
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	PREVIOUS YEAR MKT VALUE												
1			000100	C	RES	100	0007	OR	0.00	0.00	3.59	AC		1.00	1.00	1.00	35,000.00	35,000.00	125,650	285,006												
REVIEW DATE			01/01/2023													PERMIT NUM																
BY			CD													DESCRIPTION																
Total Acres:			3.59													AMT																
Total Land Value:			125,650													ISSUED																
Market:			0													MH4862																
Agricultural:			0													MH MOVE-ON																
Common:			125,650													E18286																
PRINTED			07/09/2026 BY SYS													ELEC OTHER																

