

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
Exterior Wall	05	AVERAGE 100								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	1																	
Roof Structur	03	GABLE/HIP 100								0800	02	1,620	116.8000	105.12	170,294	2008	2008	0	0	0	42.00	58.00																	
RooF Cover	03	COMP SHNGL 100								2 M/H 94+ 100% - 2025										Heated Area: 1620										HX Base Yr 2025									
Interior Wall	05	DRYWALL 100								276027 BAS 2008																													
Interior Floo	14	CARPET 70																																					
Interior Floo	08	SHT VINYL 30																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		3 100																																					
Bathrooms		3 100																																					
Frame	02	WOOD FRAME 100																																					
Stories		0 0 100																																					
Units		0 100																																					
Quality		03 Quality Level 03																																					
DOR CODE		0200MOBILE HOME																																					
MAP NUM								MKT AREA		07																													
NEIGHBORHOOD/LOC		7001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,620	100	2008	1,620	98,771																																		
TOTALS		1,620				1,620		98,771												BLD DATE		02/25/2009		DJ		LGL DATE				04/10/2026		MLU							
EXTRA FEATURES										45102 BROWN ST, CALLAHAN										XF DATE						LAND 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																						
LAND DESCRIPTION										TOTAL OB/XF										0																			
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		RL	184.00	171.00	184.00	FF		1.00	1.00	1.00	680.00	680.00	125,120																						
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