



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
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

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	1,476	100	1993	1,476	44,112
UGR	380	45	2007	171	5,111
UOP	216	25	2007	54	1,614
USP	252	50	1993	126	3,766

TOTALS	2,324			1,827	54,602
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

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		RM	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,827	117.2000	99.62	182,006	1984	1990	0	0	70.00	30.00
1 M/H 93- 100% - 0 Heated Area: 1476 HX Base Yr											
45102 EVELYN ST, CALLAHAN											
BLD DATE: LGL DATE: 05/07/2026 MLU											

TOTAL OB/XF											
44,303											

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					54,602				
TOTAL MARKET OB/XF VALUE					44,303				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					148,905				
SOH/AGL Deduction					105,379				
ASSESSED VALUE					43,526				
TOTAL EXEMPTION VALUE					25,000				
BASE TAXABLE VALUE					18,526				
TOTAL JUST VALUE					148,905				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					112,571				

ALSO SEE PRCL 0058-0010 @ 45100 EVELYN			
MISC CRPT + VYNL FNC = NV: 10/23KW			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
7727	SWIM POOL	7,000	12/16/1991
7072	ADDITION	7,975	03/12/1991
7374	MH MOVE-ON	19,000	07/11/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0582/1159	11/03/1989	WD	U	V	10	5,000	
GRANTOR: JONES GEORGE L							
GRANTEE: JAMES SHIRLEY A							
0515/1058	4/23/1987	AD	Q	V		5,000	
GRANTOR: JONES GEORGE L							
GRANTEE: JAMES SHIRLEY A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W27 S12 W21 S24 E4 E44 N36 \$									
UGR=[YR=2007;ORIG=-20,44] S11 E20 N19 W20 S8 \$									
UOP=[YR=2007;ORIG=-44,36] S10 E12 N2 E12 N8 W24 \$									
USP=[YR=1993;ORIG=-27,0] W21 S12 E21 N12 \$									