

METCALF ROBERT H & LINDA
951 SABLE RUN
CARMEL, IN 46032

01-6N-29-0201-0027-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0500 12 3,755 178.7040 254.65 956,211 2018 2018 0 0 2.00 98.00										Tax Group: 5 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 0% - 0 Heated Area: 3244 HX Base Yr										BUILDING MARKET VALUE 937,087									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 68,473									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 450,000									
Interior Floo 11 CLAY TILE 60																				TOTAL MARKET VALUE 1,455,560									
Interior Floo 13 CARPET 40																				SOH/AGL Deduction 317,845									
Air Condition 04 CENTRAL 100																				ASSESSED VALUE 1,137,715									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 0									
Bedrooms 3 100																				BASE TAXABLE VALUE 1,137,715									
Bathrooms 3 100																				TOTAL JUST VALUE 1,455,560									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 1,095,271									
Quality 03 Quality Level 03																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 10																													
NEIGHBORHOOD/LOC 10001.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 3,244 100 3,244 809,563																													
FGR 506 55 278 69,377																													
FOP 80 30 24 5,990																													
FSP 463 40 185 46,168																													
UOP 121 20 24 5,990																													
TOTALS 4,414 3,755 937,087																													
EXTRA FEATURES										3 WAX MYRTLE, FERNANDINA BEACH																			
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																													
1 0504 FP-ELECTRI 0 0 0 0 1.00 UT 6,000.00 6,000.00 100 2018 2018 3 99 5,940																													
2 0811 CONCRETE B 0 0 0 0 926.00 SF 3.64 3.64 100 2018 2018 3 98 3,303																													
3 0810 CONCRETE A 0 0 0 0 359.00 SF 4.55 4.55 100 2018 2018 3 98 1,601																													
4 0861 POOL GUNIT 0 0 0 0 433.00 SF 85.00 85.00 100 2019 2019 3 93 34,229																													
5 0845 KOOL DECK 0 0 0 0 960.00 SF 7.25 7.25 100 2019 2019 3 99 6,890																													
6 0462 ST/AL FNC 0 0 0 0 960.00 SF 10.00 10.00 100 2019 2019 3 93 8,928																													
7 0871 POOL HTR R 0 0 0 0 1.00 UT 2,000.00 2,000.00 100 2019 2019 3 90 1,800																													
8 0812 CONCRETE C 0 0 0 0 1,460.00 SF 4.00 4.00 100 2019 2019 3 99 5,782																													
LAND DESCRIPTION										TOTAL OB/XF 68,473																			
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 SFR 0 RS-1 0.00 0.00 1.00 LT 1.00 1.00 1.00 450,000.00 450,000.00 450,000																													
REVIEW DATE 10/28/2018 BY DJ										Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000										PRINTED 08/02/2023 BY SYS									