

DEVEREAUX DAVID A & MALLORY R
34043 OLD BALDWIN RD
CALLAHAN, FL 32011

02-1N-24-2180-1359-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	30	VINYL 100								0800	02	1,620	122.8000	85.96	139,255	2006	2006		0	0	40.00	60.00																	
Roof Structure	03	GABLE/HIP 100								1 M/H 94+ - 100% - 2012										Heated Area: 1620										HX Base Yr 2012									
Roof Cover	12	MODULAR MT 100								BAS 2007																													
Interior Wall	05	DRYWALL 100																																					
Interior Floor	14	CARPET 70																																					
Interior Floor	08	SHT VINYL 30																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		4 100																																					
Bathrooms		2 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
BUD8 Adjustme	06	DIST 1D 100																																					
Quality		03	Quality Level 03																																				
DOR CODE		0200	MOBILE HOME																																				
MAP NUM			MKT AREA																		08																		
NEIGHBORHOOD/LOC		8001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,620	100	1,620	83,553																																			
TOTALS		1,620		1,620	83,553																																		
EXTRA FEATURES										34043 OLD BALDWIN RD, CALLAHAN																													
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																							
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820																								
6	0681	POLE SHED	0 100	0	0	528.00	SF	15.00	15.00	100	2017	2017	3	87	6,890																								
7	0753	UEP	0 100	30	16	480.00	SF	22.00	22.00	100	2013	2013	3	75	7,920																								
8	1242	WD DECK A	0 100	0	0	140.00	SF	10.00	10.00	100	2016	2016	3	78	1,092																								
LAND DESCRIPTION										TOTAL OB/XF										17,722																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000102	C	SFR/MH	100	0007	OR	0.00	0.00	2.18	AC		1.00	1.00	1.00	30,000.00	30,000.00	65,400																						
REVIEW DATE 03/25/2022 BY TWA Total Acres: 2.18 Total Land Value: 65,400 Market: 0 Agricultural: 0 Common: 65,400 PRINTED 08/02/2023 BY SYS																																							

VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				83,553			
TOTAL MARKET OB/XF VALUE				17,722			
TOTAL LAND VALUE - MARKET				65,400			
TOTAL MARKET VALUE				166,675			
SOH/AGL Deduction				84,468			
ASSESSED VALUE				82,207			
TOTAL EXEMPTION VALUE				HX HB 50,000			
BASE TAXABLE VALUE				32,207			
TOTAL JUST VALUE				166,675			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				116,904			