

R672153

SAWYER MICHAEL J
36070 DYAL RD
CALLAHAN, FL 32011

2023

02-2N-24-0000-0003-0040

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	25	MOD METAL 100								0820	02	1,064	98.6000	64.09	68,192	1993	1993	0	0	0	70.00	30.00																	
Roof Structur	03	GABLE/HIP 100								1 M/H 93- - 0% - 0														Heated Area: 1064HX Base Yr															
Roof Cover	01	MINIMUM 100								147614BAS 199676														VALUATION BY								STANDARD							
Interior Wall	05	DRYWALL 100																						Tax Group: 6								Tax Dist:							
Interior Floo	14	CARPET 90																						BUILDING MARKET VALUE								20,458							
Interior Floo	08	SHT VINYL 10																						TOTAL MARKET OB/XF VALUE								8,383							
Air Condition	03	CENTRAL 100																						TOTAL LAND VALUE - MARKET								30,000							
Heating Type	04	AIR DUCTED 100								TOTAL MARKET VALUE								58,841																					
Bedrooms		3 100								SOH/AGL Deduction								12,951																					
Bathrooms		2 100								ASSESSED VALUE								45,890																					
Frame	02	WOOD FRAME 100								TOTAL EXEMPTION VALUE								0																					
Stories	1.	1. 100								BASE TAXABLE VALUE								45,890																					
Units		0 100								TOTAL JUST VALUE								58,841																					
										NCON VALUE								0																					
										INCOME VALUE																													
										PREVIOUS YEAR MKT VALUE								45,383																					
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	1,064	100	1,064	20,458																																			
TOTALS		1,064		1,064	20,458														BLD DATE				LGL DATE		06/13/2023		MLU												
EXTRA FEATURES										36070 DYAL RD, CALLAHAN										XF DATE				LAND DATE															
										INC DATE								AG 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																						
1	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1990	1990	3	20	128																							
2	0751	UOP	0	0	8	32	256.00	SF	10.00	10.00	100	1993	1993	3	20	512																							
3	0350	CARPORT WD	0	0	11	23	253.00	SF	13.00	13.00	100	1993	1993	3	20	658																							
4	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	2017	2017	3	82	7,085																							
LAND DESCRIPTION										TOTAL OB/XF										8,383																			
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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																						
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