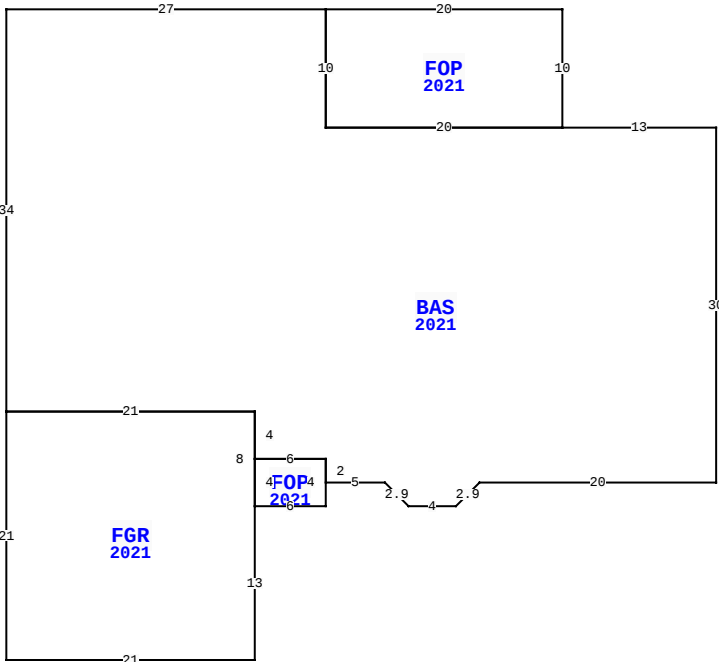


MURRAY DANIEL T & KATHERINE DAWN
2658 LOTT RD
HILLIARD, FL 32046

2023



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		20	FACE BRICK 100							0900	01	2,254	107.2120	127.31	286,957	2021	2021		0	0	0	0.75	99.25																
Roof Structur		03	GABLE/HIP 100							1 SNGL FAM - 0% - 0										Heated Area: 1944										HX Base Yr									
Roof Cover		03	COMP SHNGL 100																																				
Interior Wall		05	DRYWALL 100																																				
Interior Floo		13	LVT/LAMNT 70																																				
Interior Floo		14	CARPET 30																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms			3 100																																				
Bathrooms			2 100																																				
Frame		02	WOOD FRAME 100																																				
Stories		2.	2. 100																																				
Units			0 100																																				
Occupancy		00	NONE 100																																				
Quality		03	Quality Level 03																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM							MKT AREA						08																										
NEIGHBORHOOD/LOC		8124.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																																		
BAS	1,944	100	1,944		245,635																																		
FGR	441	55	243		30,704																																		
FOP	24	30	7		884																																		
FOP	200	30	60		7,582																																		
TOTALS		2,609			2,254		284,805																																
EXTRA FEATURES										53870 HONEYSUCKLE LN, 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																		
1	0812	CONCRETE C		0	0	0	0	1,418.00	SF	4.00		4.00		100	2021	2021	3	100	5,672																				