

LOT 34
IN OR 1840/1018
R107682 & R107683

COLTRANE ROBERT L & SHANNAN N
54521 CHURCH RD
CALLAHAN, FL 32011

2023

03-1N-25-2752-0034-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6											
Exterior Wall	10	ABOVE AVG 100	0900	01	2,630	95.0400	112.86	296,822	2013	2013	0	0	0	4.00	96.00	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	2 SNGL FAM - 100% - 2014													Heated Area: 2212										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2014										
Interior Wall	05	DRYWALL 100																								
Interior Floo	14	CARPET 60																								
Interior Floo	08	SHT VINYL 40																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		3 100																								
Frame	02	WOOD FRAME 100																								
Stories	1.	1. 100																								
Units		0 100																								
Occupancy	00	NONE 100																								
Quality			01	Quality Level 01																						
DOR CODE			0100	SINGLE FAMILY																						
MAP NUM				MKT AREA												08										
NEIGHBORHOOD/LOC			8024.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,924	100	1,924	208,457																						
FGR	562	55	309	33,479																						
FOP	162	30	49	5,309																						
FOP	200	30	60	6,501																						
FUS	288	100	288	31,204																						
TOTALS			3,136	2,630	284,949																					
EXTRA FEATURES			54521 CHURCH 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									
4	0811	CONCRETE B	0	100	0	0	883.00	SF	5.20	5.20	100	1995	1995	3	72	3,306										
6	0812	CONCRETE C	0	100	0	0	1,346.00	SF	4.00	4.00	100	1996	1996	3	73	3,930										
7	2701	QUONSET GD	0	100	25	20	500.00	SF	15.00	15.00	100	2010	2010	3	68	5,100										
LAND DESCRIPTION			TOTAL OB/XF													12,336										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	OR	0.00	0.00	1.59	AC		1.00	1.00	1.00	35,000.00	35,000.00	55,650									
REVIEW DATE 05/30/2018 BY KBX Total Acres: 1.59 Total Land Value: 55,650 Market: 0 Agricultural: 0 Common: 55,650 PRINTED 08/02/2023 BY SYS																										