

PEREZ JUAN & AURIL
44651 PINEBREEZE CIR
CALLAHAN, FL 32011

04-1N-25-276C-0015-0000

BUILDING CHARACTERISTICS														MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				6											
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																			
Exterior Wall		30		VINYL 100		0800		02		1,788		134.8600		94.40		168,787		2001		2008		0		0		36.00		64.00		VALUATION BY					STANDARD														
Roof Structur		03		GABLE/HIP 100		1		M/H 94+		-		100%		-		0		Heated Area: 1620				HX		Base Yr		Tax Group: 6					Tax Dist:																		
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					108,024														
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					6,810														
Interior Floo		13		LVT/LAMNT 70																										TOTAL LAND VALUE - MARKET					53,100														
Interior Floo		14		CARPET 30																										TOTAL MARKET VALUE					167,934														
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					17,548														
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					150,386														
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					13														
Bathrooms				2 100																										BASE TAXABLE VALUE					0														
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					167,934														
Stories		1.		1. 100																										NCON VALUE					0														
Units				0 100																										INCOME VALUE																			
																														PREVIOUS YEAR MKT VALUE					98,441														
																														BLDG:1:4: 2001 FTWD (2002)																			
																														BLDG:1:3: RP: 12063523 12063524																			
																														BLDG:1:1: DW/MH/ID GAFLY35A(B)18012HH21																			
Quality		04		Quality Level 04																										PERMIT NUM					DESCRIPTION					AMT					ISSUED				
DOR CODE		0200		MOBILE HOME																																													
MAP NUM				MKT AREA																																													
NEIGHBORHOOD/LOC		8006.00																																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		1,620		100		1,620		97,874																																									
UCP		480		20		96		5,800																																									
UOP		288		25		72		4,350																																									
TOTALS		2,388				1,788		108,024																																									
EXTRA FEATURES																																																	
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		0500		FP-PRE FAB		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		2001		2001		3		86		3,010																					
4		0812		CONCRETE C		0 100		0 0		1,131.00		SF		4.00		4.00		100		2003		2003		3		84		3,800																					