

GUINN RAY ELIJAH JR & CRYSTAL R
44394 CAULKINS DR
CALLAHAN, FL 32011

06-1N-25-199S-0083-0000



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	VALUATION SUMMARY										
Exterior Wall	03	VINYL 100								0800	02	1,800	140.6400	98.45	177,210	2003	2008	8	0	0	36.00	56.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 100% - 2021										Heated Area: 1800 HX Base Yr 2021												
Roof Cover	03	COMP SHNGL 100								BAS 2007																						
Interior Wall	05	DRYWALL 100																														
Interior Floo	14	CARPET 80																														
Interior Floo	08	SHT VINYL 20																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		3 100																														
Bathrooms		2 100																														
Frame	02	WOOD FRAME 100																														
Stories Units	1.	1. 100 0 100																														
Quality		05 Quality Level 05																														
DOR CODE		0200 MOBILE HOME																														
MAP NUM										MKT AREA		08																				
NEIGHBORHOOD/LOC		8007.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,800	100	1,800	99,238																												
TOTALS		1,800		1,800	99,238																											
EXTRA FEATURES					44394 CAULKINS DR, CALLAHAN										BLD DATE 02/29/2008 KWJW LGL DATE					05/26/2023 MLU												
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	2003	2003	3	88	3,080																		
2	1242	WD DECK A	0 100	20 9	180.00	SF	10.00	10.00	100	2012	2012	3	60	1,080																		
LAND DESCRIPTION					TOTAL OB/XF										4,160																	
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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000															
REVIEW DATE 08/12/2020 BY KB Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS																																