

LOTS 189 190 191 & 192
IN OR 2242/176
2003 REGE TW/MH

COATS JEREMY & MARY D
44046 WILLOW LN
CALLAHAN, FL 32011

2023

06-1N-25-199S-0189-0000



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	30	VINYL 100	0800	02	2,651	140.1600	98.11	260,090	2003	2003	0	0	0	46.00	54.00	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2019													Heated Area: 2633												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019												
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 70																										
Interior Floo	08	SHT VINYL 30																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		4 100																										
Bathrooms		3 100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	1. 100																										
Units		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	2,633	100	2,633	139,495																								
DCK	117	15	18	954																								
TOTALS			2,750	2,651	140,449																							
EXTRA FEATURES															44046 WILLOW 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												
4	0940	SHEDS/PORT	0 100	16	10	160.00	SF	21.30	21.30	100	2003	2003	3	22	750													
5	0473	VF 3 RAIL	0 100	0	0	288.00	LF	7.50	7.50	100	2003	2003	3	64	1,382													
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	4.00	LT		1.00	1.00	0.90	40,000.00	36,000.00	144,000											
REVIEW DATE 09/20/2019 BY KBA Total Acres: 0.00 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 08/02/2023 BY SYS																												