

FIRTH CLARA LOUISE
44042 RED OAK CT
CALLAHAN, FL 32011

06-1N-25-199S-0212-0000

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		30	VINYL 100		0800	02	2,025	117.2000	82.04	166,131	2002	2002	0	0	48.00	52.00																		
Roof Structure		03	GABLE/HIP 100		1 M/H 94+ - 100% - 2003										Heated Area: 2025										HX Base Yr 2003									
Roof Cover		05	COMP SHNGL 100		27 75 27 75 BAS 2002																													
Interior Wall		03	DRYWALL 100																															
Interior Floor		14	CARPET 80																															
Interior Floor		08	SHT VINYL 20																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			4 100																															
Bathrooms			2 100																															
Frame		02	WOOD FRAME 100																															
Stories		1.	1. 100																															
Units			0 100																															
Quality		03	Quality Level 03																															
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	2,025	100	2,025	86,388																														
TOTALS					2,025		2,025	86,388											BLD DATE				LGL DATE				05/26/2023		MLU					
EXTRA FEATURES					44042 RED OAK CT, CALLAHAN										XF DATE				LAND DATE				AG DATE											
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	2002	2002	3	87	3,045																		
2	0351	CARPORT MT	0	100	20	20	400.00	SF	3.00	3.00	100	2000	2000	3	20	240																		
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	21.30	21.30	100	2002	2002	3	21	537																		
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