

BLOCK 2 LOT 10
IN OR 2142/727
1990 PALM DW/MH

ALEXANDER KEVIN R
54280 HERON RD
CALLAHAN, FL 32011

2023

10-1N-25-2880-0002-0100



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	05	AVERAGE 100	0820	02	1,815	148.3200	96.41	174,984	1990	1990	0	0	0	70.00	30.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2018													Heated Area: 1553													HX Base Yr 2018												
Roof Cover	12	MODULAR MT 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 90																																							
Interior Floo	08	SHT VINYL 10																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		2 100																																							
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			8025.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,553	100	1,553	44,918																																					
FOP	32	30	10	289																																					
UGR	560	45	252	7,289																																					
TOTALS			2,145	1,815	52,495																																				
EXTRA FEATURES			54280 HERON 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																								
1	0812	CONCRETE C	0	100	0	0	2,415.00	SF	4.00	4.00	100	1991	1991	3	64	6,182																									
2	0940	SHEDS/PORT	0	100	0	0	240.00	SF	30.00	30.00	100	2013	2013	3	65	4,680																									
LAND DESCRIPTION			TOTAL OB/XF 10,862																																						
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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000																								
REVIEW DATE 10/21/2019 BY KBA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS																																									