

LOT 17  
PERRET PLANTATION #2 PB 6/201

BRADLEY JAMES P & DARLENE H  
35104 DUCK POND CT  
CALLAHAN, FL 32011

2023

11-2N-24-1641-0017-0000



| 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                   | 1,276                       | 133.3200    | 93.32          | 119,076        | 2002        | 2009      | 0           | 0        | 0      | 34.00           | 66.00                  | VALUATION SUMMARY |            |                             |      |         |      |     |    |        |  |  |  |
| Roof Structur                                                                                                                              | 03               | GABLE/HIP 100  | 1 M/H 94+ - 100% - 2020 |                      |                             |             |                |                |             |           |             |          |        |                 |                        | Heated Area: 1248 |            |                             |      |         |      |     |    |        |  |  |  |
| Roof Cover                                                                                                                                 | 12               | MODULAR MT 100 |                         |                      |                             |             |                |                |             |           |             |          |        |                 |                        | HX Base Yr 2020   |            |                             |      |         |      |     |    |        |  |  |  |
| Interior Wall                                                                                                                              | 05               | DRYWALL 100    |                         |                      |                             |             |                |                |             |           |             |          |        |                 |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |
| Interior Floo                                                                                                                              | 08               | SHT VINYL 70   |                         |                      |                             |             |                |                |             |           |             |          |        |                 |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |
| Interior Floo                                                                                                                              | 14               | CARPET 30      |                         |                      |                             |             |                |                |             |           |             |          |        |                 |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |
| Air Condition                                                                                                                              | 03               | CENTRAL 100    |                         |                      |                             |             |                |                |             |           |             |          |        |                 |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |
| Heating Type                                                                                                                               | 04               | AIR DUCTED 100 |                         |                      |                             |             |                |                |             |           |             |          |        |                 |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |
| Bedrooms                                                                                                                                   |                  | 3 100          |                         |                      |                             |             |                |                |             |           |             |          |        |                 |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |
| Bathrooms                                                                                                                                  |                  | 2 100          |                         |                      |                             |             |                |                |             |           |             |          |        |                 |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |
| Frame                                                                                                                                      | 02               | WOOD FRAME 100 |                         |                      |                             |             |                |                |             |           |             |          |        |                 |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |
| Stories                                                                                                                                    | 0                | 0 100          |                         |                      |                             |             |                |                |             |           |             |          |        |                 |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |
| Units                                                                                                                                      |                  | 0 100          |                         |                      |                             |             |                |                |             |           |             |          |        |                 |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |
| Quality                                                                                                                                    |                  |                | 04                      | Quality Level 04     |                             |             |                |                |             |           |             |          |        |                 |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |
| DOR CODE                                                                                                                                   |                  |                | 0200                    | MOBILE HOME          |                             |             |                |                |             |           |             |          |        |                 |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |
| MAP NUM                                                                                                                                    |                  |                |                         | MKT AREA             |                             |             | 08             |                |             |           |             |          |        |                 |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                           |                  |                | 8014.00                 |                      |                             |             |                |                |             |           |             |          |        |                 |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |
| AREA TYPE                                                                                                                                  | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA            | SUBAREA MARKET VALUE |                             |             |                |                |             |           |             |          |        |                 |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |
| BAS                                                                                                                                        | 1,248            | 100            | 1,248                   | 76,866               |                             |             |                |                |             |           |             |          |        |                 |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |
| UOP                                                                                                                                        | 110              | 25             | 28                      | 1,725                |                             |             |                |                |             |           |             |          |        |                 |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |
| TOTALS                                                                                                                                     |                  |                | 1,358                   | 1,276                | 78,590                      |             |                |                |             |           |             |          |        |                 |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |                |                         |                      | 35104 DUCKPOND CT, 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                  | 1,026.00                    | SF          | 4.00           | 4.00           | 100         | 2002      | 2002        | 3        | 83     | 3,406           |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |
| 2                                                                                                                                          | 0500             | FP-PRE FAB     | 0 100                   | 0 0                  | 1.00                        | UT          | 3,500.00       | 3,500.00       | 100         | 2002      | 2002        | 3        | 87     | 3,045           |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |
| LAND DESCRIPTION                                                                                                                           |                  |                |                         |                      |                             |             |                |                |             |           |             |          |        |                 |                        | TOTAL OB/XF 6,451 |            |                             |      |         |      |     |    |        |  |  |  |
| L N                                                                                                                                        | USE CODE         | CLS            | LAND USE DESCRIPTION    | CAP                  | R D                         | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE | D T         | DPH 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                        |             | 0.00           | 0.00           | 1.00        | AC        |             | 1.00     | 1.00   | 1.00            | 30,000.00              | 30,000.00         | 30,000     |                             |      |         |      |     |    |        |  |  |  |
| REVIEW DATE 06/25/2019 BY TW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS |                  |                |                         |                      |                             |             |                |                |             |           |             |          |        |                 |                        |                   |            |                             |      |         |      |     |    |        |  |  |  |