

LOT 17
IN OR 1583/1464
WHITE OAKS SUB PB 5/230

DUREN DAVID W
55070 BIRCH COURT
CALLAHAN, FL 32011

2023

12-2N-25-2350-0017-0000



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 2 6										
Exterior Wall	20	FACE BRICK 100	0900	01	2,485	99.9552	118.70	294,970	2000	2000	0	0	0	16.50	83.50	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2002													Heated Area: 2141									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2002									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 80																							
Interior Floo	11	CLAY TILE 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																							
Occupancy	00	NONE 100																							
Quality			02	Quality Level 02																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA												08									
NEIGHBORHOOD/LOC			8026.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,141	100	2,141	212,204																					
FGR	492	55	271	26,860																					
FOP	39	30	12	1,189																					
FOP	202	30	61	6,046																					
TOTALS			2,874	2,485	246,300																				
EXTRA FEATURES			55070 BIRCH 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	2,128.00	SF	4.00	4.00	100	2000	2000	3	80	6,810									
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975									
3	1127	BRICK 8"	0	100	14	4	56.00	SF	11.00	11.00	100	2000	2000	3	94	579									
4	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2005	2005	3	44	14,661									
5	0877	JACUZZI	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2005	2005	3	27	675									
6	0855	CONC PAVER	0	100	0	0	850.00	SF	10.00	10.00	100	2005	2005	3	87	7,395									
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	27	540									
8	0462	ST/AL FNC	0	100	92	4	368.00	SF	10.00	10.00	100	2005	2005	3	44	1,619									
9	0463	FENCE GATE	0	100	0	0	4.00	UT	375.00	375.00	100	2005	2005	3	69	1,035									
10	1127	BRICK 8"	0	100	26	4	104.00	SF	11.00	11.00	100	2005	2005	3	96	1,098									
LAND DESCRIPTION			TOTAL OB/XF 37,387																						
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	000100	C	SFR	100	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000								
REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																									

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ELEMENT		CD		CONSTRUCTION						TYPE		MDL	EFF. AREA	TOT ADJ PTS		EFF. BASE RATE	REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND		VALUATION SUMMARY																													
																											VALUATION BY										STANDARD																			
																											Tax Group: 6										Tax Dist:																			
																											BUILDING MARKET VALUE										246,300																			
																											TOTAL MARKET OB/XF VALUE										62,327																			
																											TOTAL LAND VALUE - MARKET										45,000																			
																											TOTAL MARKET VALUE										353,627																			
																											SOH/AGL Deduction										151,929																			
																											ASSESSED VALUE										201,698																			
																											TOTAL EXEMPTION VALUE										HX HB										50,000									
																											BASE TAXABLE VALUE										151,698																			
																											TOTAL JUST VALUE										353,627																			
																											NCON VALUE										0																			
																											INCOME VALUE																													
																											PREVIOUS YEAR MKT VALUE										254,708																			