

LOT 8
IN OR 2092/466
R787307 & R787308

PACHECO CHRIS A
45147 GAIL DRIVE
CALLAHAN, FL 32011

2023

13-2N-24-0212-0008-0000



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	1,620	123.6000	86.52	140,162	1998	2003	0	0	0	46.00	54.00	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2017													Heated Area: 1620													HX Base Yr 2017												
Roof Cover	12	MODULAR MT 100	276027 BAS1998																																						
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			03	Quality Level 03																																					
DOR CODE			0200	MOBILE HOME																																					
MAP NUM				MKT AREA			08																																		
NEIGHBORHOOD/LOC			8001.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,620	100	1,620	75,687																																					
TOTALS			1,620	1,620	75,687																						BLD DATE		LGL DATE		06/13/2023		MLU								
EXTRA FEATURES			45147 GAIL DR, 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																										
3	0752	USP	0 100	20 8	160.00	SF	15.00	15.00	100	2013	2013	3	75	1,800																											
LAND DESCRIPTION			TOTAL OB/XF													1,800																									
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	1.72	AC		1.00	1.00	1.00	30,000.00	30,000.00	51,600																								
REVIEW DATE 06/01/2022 BY TWA Total Acres: 1.72 Total Land Value: 51,600 Market: 0 Agricultural: 0 Common: 51,600 PRINTED 08/02/2023 BY SYS																																									