

CALLAHAN JENEE D &/WATKINS JAMES R
45058 GAIL DR
CALLAHAN, FL 32011

13-2N-24-0212-0017-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				6					
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		30		VINYL 100		0800		02		1,860		151.5800		106.11		197,365		2017		2017		0		0		7.00		93.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		M/H 94+		- 100% - 2020						Heated Area: 1860												HX Base Yr 2020		Tax Group: 6					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					183,549				
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					0				
Interior Floo		13		LVT/LAMNT 70																										TOTAL LAND VALUE - MARKET					30,900				
Interior Floo		14		CARPET 30																										TOTAL MARKET VALUE					214,449				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					47,867				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					166,582				
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					HX HB 50,000				
Bathrooms				2 100																										BASE TAXABLE VALUE					116,582				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					214,449				
Stories		0		0 100																										NCON VALUE					0				
Units		0		0 100																										INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					161,730				
Quality		06		Quality Level 06																																			
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		1,860		100		1,860		183,549																															
TOTALS		1,860				1,860		183,549																															
EXTRA FEATURES										45058 GAIL DR, CALLAHAN										BLD DATE				LGL DATE		06/13/2023		MLU											