

LOT 3
IN OR 1828/1200
2000 PALM HARBOR/TW

SHARP JAMES D
P O BOX 789
CALLAHAN, FL 32011

2023

13-2N-24-1130-0003-0000



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	1,878	151.8400	106.29	199,613	2000	2000	0	0	52.00	48.00	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ - 100% - 2016													Heated Area: 1824									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2016									
Interior Wall	05	DRYWALL 100	24 30 13 12 27 30 27 56 BAS 2000 DCK 2001																						
Interior Floo	14	CARPET 70																							
Interior Floo	08	SHT VINYL 30																							
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		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	1,824	100	1,824	93,059																					
DCK	360	15	54	2,755																					
TOTALS		2,184	1,878	95,814																					
EXTRA FEATURES					450752 OLD DIXIE HWY, 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	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975											
4	0510	GARAGE WD-	0 100	40 24	960.00	SF	29.75	29.75	100	2000	2000	3	29	8,282											
5	0351	CARPORT MT	0 100	25 24	600.00	SF	8.50	8.50	100	2000	2000	3	20	1,020											
BUILDING NOTES																									
BUILDING DIMENSIONS																									
DCK=[YR=2001] W30 BAS=[YR=2000] N1 W24 S13 W2 S27 E56 N27 W30 N12 \$ S12 E30 N12 \$.																									
LAND DESCRIPTION																									
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	OR	0.00	0.00	1.65	AC		1.00	1.00	1.00	30,000.00	30,000.00	49,500								
REVIEW DATE 05/28/2020 BY TWA Total Acres: 1.65 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 08/02/2023 BY SYS																									