

LOT 7
KERI ACRES PB 5/139

CARTER IVY
45025 KERI BLVD
CALLAHAN, FL 32011

2023

13-2N-24-1130-0007-0000



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	1,107	81.6200	57.13	63,243	2007	2007	0	0	0	38.00	62.00	VALUATION SUMMARY											
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2023										Heated Area: 1040					HX Base Yr 2023					STANDARD				
Roof Cover	03	COMP SHNGL 100	14 8 FSP 2007 14 22 18 26 26 40										BUILDING MARKET VALUE					39,211									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					308									
Interior Floo	14	CARPET 90											TOTAL LAND VALUE - MARKET					43,800									
Interior Floo	08	SHT VINYL 10											TOTAL MARKET VALUE					83,319									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					0									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					83,319									
Bedrooms	2	100											TOTAL EXEMPTION VALUE					HX HB 50,000									
Bathrooms	2	100											BASE TAXABLE VALUE					33,319									
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					83,319									
Stories	1.	1. 100											NCON VALUE					0									
Units	0	100	INCOME VALUE																								
BUD8 Adjustme	06	DIST 1D 100	PREVIOUS YEAR MKT VALUE					68,685																			
Quality			02	Quality Level 02																							
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	1,040	100	1,040	36,837																							
FSP	112	60	67	2,373																							
TOTALS			1,152	1,107	39,211											BLD DATE		LGL DATE		06/13/2023		MLU					
EXTRA FEATURES			45025 KERI BLVD, CALLAHAN										XF DATE		LAND DATE												
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	1242	WD DECK A	0	100	11	8			88.00	SF	10.00				308												
																	BUILDING NOTES										
																	BUILDING DIMENSIONS										
																	BAS=[YR=2007] W18 FSP=[YR=2007] N8 W14 S8 E14\$ W22 S26 E40 N26\$.										
LAND DESCRIPTION																	TOTAL OB/XF 308										
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	1.46	AC		1.00	1.00	1.00	30,000.00	30,000.00	43,800										
REVIEW DATE 05/18/2018 BY TWX Total Acres: 1.46 Total Land Value: 43,800 Market: 0 Agricultural: 0 Common: 43,800 PRINTED 08/02/2023 BY SYS																											