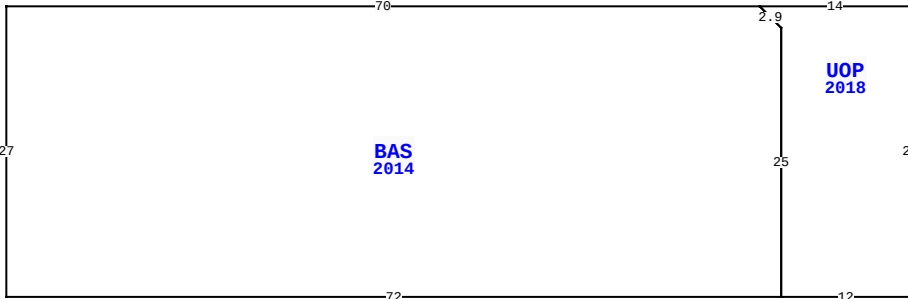


SUTTON NICHOLAS P & CRYSTAL D
32448 FOX DEN LN
CALLAHAN, FL 32011

15-1N-24-2180-1200-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2										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		05	AVERAGE 100		0200	02	2,024	116.8000		87.60	177,302		2014	2014		0	0	3.50	96.50	VALUATION BY					STANDARD															
Roof Structur		03	GABLE/HIP 100		1 SFR MODULR - 100% - 2015															Heated Area: 1942					HX Base Yr 2015					Tax Group: 6					Tax Dist:					
Roof Cover		05	COMP SHNGL 100																	BUILDING MARKET VALUE					191,064															
Interior Wall		03	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					11,196															
Interior Floo		14	CARPET 70																	TOTAL LAND VALUE - MARKET					123,500															
Interior Floo		08	SHT VINYL 30																	TOTAL MARKET VALUE					233,793															
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					74,748															
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					159,045															
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					HX HB					50,000										
Bathrooms			2 100																	BASE TAXABLE VALUE										109,045										
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE										325,760										
Stories		0	0 100																	NCON VALUE										0										
Units			0 100		INCOME VALUE																																			
					PREVIOUS YEAR MKT VALUE										188,547																									
Quality		03	Quality Level 03																																					
DOR CODE		5000	IMPROVED AG																																					
MAP NUM			MKT AREA		08																																			
NEIGHBORHOOD/LOC		8005.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	1,942	100	1,942	164,165																																				
UOP	326	25	82	6,932																																				
TOTALS		2,268	2,024	171,096																																				
EXTRA FEATURES					32448 FOX DEN LN, CALLAHAN										BLD DATE				LGL DATE		06/15/2023		MLU																	
															XF DATE				LAND DATE																					
															INC DATE				AG 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	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	2014	2014	3	70	1,344																									
2	0811	CONCRETE B	0 100	0	0	936.00	SF	5.20	5.20	100	2018	2018	3	98	4,770																									
3	0351	CARPORT MT	0 100	44	18	792.00	SF	6.90	6.90	100	2020	2020	3	93	5,082																									
LAND DESCRIPTION					TOTAL OB/XF															11,196																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	3.74	AC		1.00	1.00	1.00	410.00	410.00	1,533																							
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	3.74	AC		1.00	1.00	1.00	25,000.00	25,000.00	93,500																							
REVIEW DATE		07/12/2018		BY	TW		Total Acres: 4.74		Total Land Value: 31,533		Market: 93,500		Agricultural: 1,533		Common: 30,000		PRINTED 08/02/2023 BY SYS																							

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