

THOMAS MATHEW WARREN
55148 THOMAS ROAD
CALLAHAN, FL 32011

15-2N-25-0000-0001-0150

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	20	FACE BRICK 100								0900	01	1,700	98.1000	116.49	198,033	1997		2002	0	0	15.00	85.00																	
Roof Structure	03	GABLE/HIP 100								1 SNGL FAM - 100% - 1989										Heated Area: 1605										HX Base Yr 1989									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floor	14	CARPET 60																																					
Interior Floor	08	SHT VINYL 40																																					
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																																					
BUD8 Adjustme	06	DIST 1D 100																																					
Occupancy	00	NONE 100																																					
Quality		01	Quality Level 01																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA								08																												
NEIGHBORHOOD/LOC		8026.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,605	100	1,605	158,921																																			
FOP	150	30	45	4,456																																			
FSP	90	40	36	3,565																																			
PTO	288	5	14	1,386																																			
TOTALS		2,133		1,700	168,328																																		
EXTRA FEATURES										55148 THOMAS RD, 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																							
1	0940	SHEDS/PORT	0 100	16	18	288.00	SF	30.00	30.00	100	1980	1980	3	20	1,728																								
2	0350	CARPORT WD	0 100	22	18	396.00	SF	13.00	13.00	100	1980	1980	3	20	1,030																								
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835																								
4	0350	CARPORT WD	0 100	12	10	120.00	SF	9.36	9.36	100	2002	2002	3	21	236																								
5	0810	CONCRETE A	0 100	28	30	840.00	SF	6.50	6.50	100	1999	1999	3	79	4,313																								
6	0810	CONCRETE A	0 100	0	0	213.00	SF	6.50	6.50	100	1999	1999	3	79	1,094																								
7	0810	CONCRETE A	0 100	30	12	360.00	SF	6.50	6.50	100	2019	2019	3	99	2,317																								
LAND DESCRIPTION																	TOTAL OB/XF 13,553																						
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	000115	C	SFR ACRES	100		OR	0.00	0.00	2.82	AC		1.00	1.00	1.00	35,000.00	35,000.00	98,700																						
REVIEW DATE 02/01/2022 BY KBA Total Acres: 2.82 Total Land Value: 98,700 Market: 0 Agricultural: 0 Common: 98,700 PRINTED 08/02/2023 BY SYS																																							