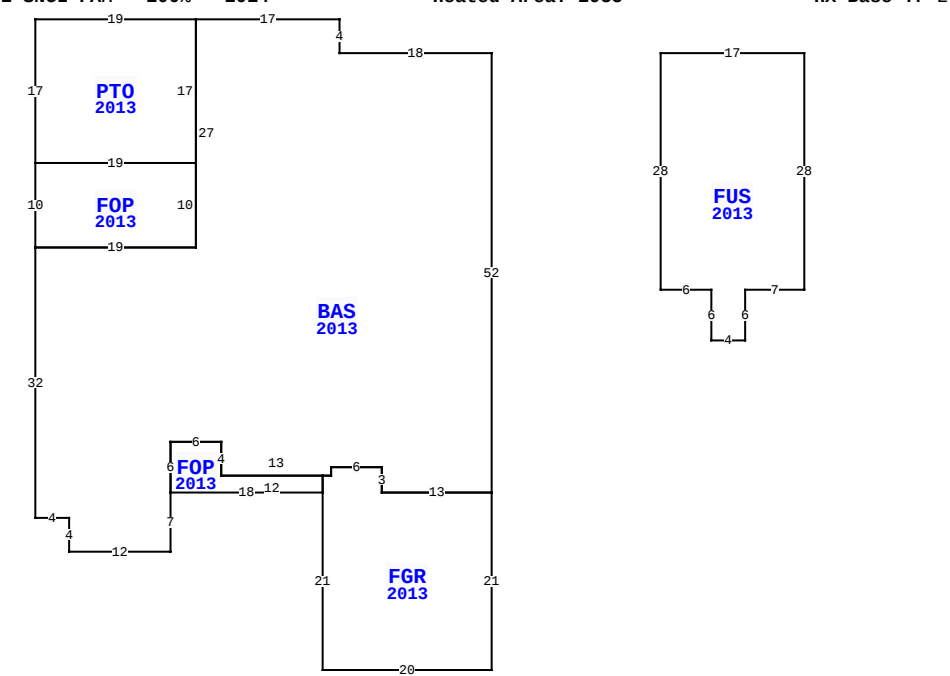


MAIARO JAMES R/LANDAU NANCY C
33258 HALF HITCH DR
CALLAHAN, FL 32011

16-1N-24-2090-0012-0000

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	10	ABOVE AVG 90								0900	01	3,288	117.8520	139.95	460,156	2013	2013		0	0	4.05	95.95																	
Exterior Wall	21	STONE 10								1 SNGL FAM - 100% - 2014										Heated Area: 2955										HX Base Yr 2014									
Roof Structur	08	IRREGULAR 100																		VALUATION BY										STANDARD									
Roof Cover	03	COMP SHNGL 100																		Tax Group: 6										Tax Dist:									
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE										441,520									
Interior Floo	11	CLAY TILE 70																		TOTAL MARKET OB/XF VALUE										4,347									
Interior Floo	14	CARPET 30																		TOTAL LAND VALUE - MARKET										128,500									
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE										574,367									
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction										242,514									
Bedrooms		4 100																		ASSESSED VALUE										331,853									
Bathrooms		4 100																		TOTAL EXEMPTION VALUE										HX HB 50,000									
																				BASE TAXABLE VALUE										281,853									
Frame	02	WOOD FRAME 100								TOTAL JUST VALUE										574,367																			
Stories	0	0 100								NCON VALUE										0																			
Units	0	0 100								INCOME VALUE																													
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE										417,837																			
Quality		04	Quality Level 04																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA								09																												
NEIGHBORHOOD/LOC		9013.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,455	100	2,455	329,662																																			
FGR	440	55	242	32,496																																			
FOP	60	30	18	2,417																																			
FOP	190	30	57	7,654																																			
FUS	500	100	500	67,141																																			
PTO	323	5	16	2,148																																			
TOTALS		3,968		3,288	441,520																																		
EXTRA FEATURES										33258 HALF HITCH DR, CALLAHAN										BLD DATE										LGL DATE									
																				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	0811	CONCRETE B	0 100	0	0	880.00	SF	5.20	5.20	100	2013	2013	3	95	4,347																								
LAND DESCRIPTION																	TOTAL OB/XF 4,347																						
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	000115	C	SFR ACRES	100		PUD	0.00	0.00	6.30	AC		1.00	1.00	1.00	19,000.00	19,000.00	119,700																						
2	009605	C	WETLANDS	0		PUD	0.00	0.00	2.20	AC		1.00	1.00	1.00	4,000.00	4,000.00	8,800																						
REVIEW DATE 01/30/2019 BY TWA Total Acres: 8.50 Total Land Value: 128,500 Market: 0 Agricultural: 0 Common: 128,500 PRINTED 08/02/2023 BY SYS																																							