

**STANLEY JANET L/E/
43261 FREEDOM DRIVE
CALLAHAN, FL 32011**

16-1N-25-2910-0017-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT		CD	20		FACE BRICK 90		0900		MDL	01	2,906		97.4592		115.73		336,311		AYB	1989	EYB	1989	ECON	0	FNCT	0	NORM	0	23.39	% COND	76.61
Exterior Wall		12	CEDAR 10		1 SNGL FAM - 100% - 0												Heated Area: 2698												HX Base Yr		
Roof Structur		07	GAMBREL 100																												
Roof Cover		03	COMP SHNGL 100																												
Interior Wall		05	DRYWALL 100																												
Interior Floo		14	CARPET 70																												
Interior Floo		15	HARDTILE 30																												
Air Condition		03	CENTRAL 100																												
Heating Type		04	AIR DUCTED 100																												
Bedrooms			3 100																												
Bathrooms			3.5 100																												
Frame		02	WOOD FRAME 100																												
Stories		2.	2. 100																												
Units			0 100																												
Occupancy		00	NONE 100																												
Quality		01	Quality Level 01																												
DOR CODE		0100	SINGLE FAMILY																												
MAP NUM			MKT AREA																										08		
NEIGHBORHOOD/LOC		8005.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		1,843		100		1,843		163,401																							
FOP		243		30		73		6,472																							
FOP		300		30		90		7,980																							
FSP		112		40		45		3,990																							
FUS		855		100		855		75,805																							
TOTALS		3,353		2,906		257,648																									
EXTRA FEATURES		43261 FREEDOM DR, CALLAHAN																													
BLD DATE																															
XF DATE																															
INC 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		12 24		288.00		SF		30.00		30.00		100		1987		1987		3		20		1,728			
2		0504		FP-ELECTRI		0 100		0 0		1.00		UT		2,000.00		2,000.00		100		1989		1989		3		68		1,360			
3		0940		SHEDS/PORT		0 100		16 12		192.00		SF		30.00		30.00		100		1991		1991		3		20		1,152			
4		0940		SHEDS/PORT		0 100		0 0		184.00		SF		30.00		30.00		100		1993		1993		3		20		1,104			
5		0681		POLE SHED		0 100		35 10		350.00		SF		15.00		15.00		100		1993		1993		3		20		1,050			