

WEBB DEREK L SR & SUE A
34446 MITIGATION TR
CALLAHAN, FL 32011

17-1N-24-2091-0027-0000

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	VALUATION SUMMARY																	
Exterior Wall	31	HARDIE BRD 90		0500	01	3,861	100.3590	143.01	552,162	2020	2020	0	0	0.55	99.45	VALUATION BY		STANDARD															
Exterior Wall	21	STONE 10		1 SFR CUST - 100% - 2022										Heated Area: 3240										HX Base Yr 2022									
Roof Structur	08	IRREGULAR 100																															
Roof Cover	03	COMP SHNGL 100																															
Interior Wall	05	DRYWALL 100																															
Interior Floo	11	CLAY TILE 100																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms		4 100																															
Bathrooms		3.5 100																															
Frame	02	WOOD FRAME 100																															
Stories	0	0 100																															
Units	0	0 100																															
Occupancy	00	NONE 100																															
Quality		01 Quality Level 01																															
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	2,645	100	2,645	376,181																													
FGR	816	55	449	63,858																													
FOP	248	30	74	10,525																													
FOP	311	30	93	13,227																													
FUS	595	100	595	84,623																													
STR	52	10	5	711																													
TOTALS		4,667			3,861		549,125																										
EXTRA FEATURES				34446 MITIGATION TR, CALLAHAN										BLD DATE				LGL DATE		06/01/2023		MLU											
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	0100	0	0	2,985.00	SF	5.20	5.20	100	2020	2020	3	99	15,367																		
2	0476	VF 6 SBPL	0100	0	0	228.00	LF	32.00	32.00	100	2020	2020	3	98	7,150																		
3	0470	VNYL GATE	0100	0	0	3.00	UF	300.00	300.00	100	2020	2020	3	98	882																		
4	0811	CONCRETE B	0100	0	0	625.00	SF	5.20	5.20	100	2021	2021	3	100	3,250																		
5	0861	POOL GUNIT	0100	36	18	648.00	SF	85.00	85.00	100	2021	2021	3	98	53,978																		
6	0855	CONC PAVER	0100	0	0	936.00	SF	10.00	10.00	100	2021	2021	3	100	9,360																		
7	0871	POOL HTR R	0100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940																		
8	0812	CONCRETE C	0100	0	0	2,418.00	SF	2.20	2.20	100	2022	2022	3	100	5,320																		
LAND DESCRIPTION																	TOTAL OB/XF 97,247																
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	3.28	AC		1.00	1.00	1.00	24,000.00	24,000.00	78,720																
REVIEW DATE 05/16/2022 BY TW Total Acres: 3.28 Total Land Value: 78,720 Market: 0 Agricultural: 0 Common: 78,720 PRINTED 08/02/2023 BY SYS																																	

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