

CLAROS YOLANDA
1131 NW 45TH STREET
POMPAN0 BEACH, FL 33064-1132

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
CONSTRUCTION										VALUATION SUMMARY																													
ELEMENT		CD		05		AVERAGE 100		0820		02		1,512		118.0000		76.70		115,970		1993		1993		0		0		0		70.00		30.00		VALUATION BY		STANDARD			
Exterior Wall		03		GABLE/HIP		100		1		M/H		93-		- 0%		- 2023		Heated Area:		1512		HX		Base		Yr						Tax Group: 6		Tax Dist:					
Roof Cover		03		COMP SHNGL		100																								BUILDING MARKET VALUE		34,791							
Interior Wall		05		DRYWALL		100																								TOTAL MARKET OB/XF VALUE		2,688							
Interior Floor		14		CARPET		100																								TOTAL LAND VALUE - MARKET		69,760							
Air Condition		03		CENTRAL		100																								TOTAL MARKET VALUE		107,239							
Heating Type		04		AIR DUCTED		100																								SOH/AGL Deduction		0							
Bedrooms				3		100																								ASSESSED VALUE		107,239							
Bathrooms				2		100																								TOTAL EXEMPTION VALUE		0							
Frame		02		WOOD FRAME		100																								BASE TAXABLE VALUE		107,239							
Stories		1.		1.		100																								TOTAL JUST VALUE		107,239							
Units				0		100																								NCON VALUE		0							
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE		84,105							
Quality		03		Quality Level		03																																	
DOR CODE		0200		MOBILE HOME																																			
MAP NUM				MKT AREA				08																															
NEIGHBORHOOD/LOC				8005.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,512		100		1,512		34,791																															
TOTALS		1,512				1,512		34,791																															
EXTRA FEATURES										33045 BLOSSOM LN, 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		0510		GARAGE WD-		0		0		20		20		400.00		SF		28.00		28.00		100		1995		1995		3		24		2,688							