

LOT 12
BROOK BLAIR EST PB 5/390

CONNORS JOSI TAYLOR/CONNORS JORDAN TYLER ET AL
43180 BLAIR CT
CALLAHAN, FL 32011

2023

24-1N-24-0150-0012-0000



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	PAGE 1 of 1 6																				
Exterior Wall	30	VINYL 90	0830	02	1,404	148.2000	96.33	135,247	1993	1993	0	0	0	70.00	30.00	VALUATION SUMMARY																			
Exterior Wall	21	STONE 10	1 MH 93NO RP - 0% - 2023													Heated Area: 1404 HX Base Yr																			
Roof Structure	03	GABLE/HIP 100	27 52 27 BAS 2011 52													VALUATION BY										STANDARD									
Roof Cover	12	MODULAR MT 100														Tax Group: 6										Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE										40,574									
Interior Floor	14	CARPET 70														TOTAL MARKET OB/XF VALUE										4,333									
Interior Floor	08	SHT VINYL 30														TOTAL LAND VALUE - MARKET										43,200									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										88,107									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										0									
Bedrooms	3	100														ASSESSED VALUE										88,107									
Bathrooms	2	100														TOTAL EXEMPTION VALUE										0									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE										88,107									
Stories	0	0 100	TOTAL JUST VALUE										88,107																						
Units	0	0 100	NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										68,664																						
Quality			05	Quality Level 05																															
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	1,404	100	1,404	40,574																															
TOTALS			1,404		1,404	40,574																													
EXTRA FEATURES			43180 BLAIR CT, 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																		
4	0755	FSP	0	0	18	10	180.00	SF	20.00	20.00	100	1998	1998	3	20	720																			
6	0940	SHEDS/PORT	0	0	9	8	72.00	SF	20.10	20.10	100	2001	2001	3	20	289																			
7	0473	VF 3 RAIL	0	0	0	0	42.00	LF	7.50	7.50	100	2004	2004	3	66	208																			
8	0940	SHEDS/PORT	0	0	8	16	128.00	SF	21.30	21.30	100	2008	2008	3	40	1,091																			
9	0752	USP	0	0	18	10	180.00	SF	15.00	15.00	100	2013	2013	3	75	2,025																			
LAND DESCRIPTION			TOTAL OB/XF 4,333																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000102	C	SFR/MH	0	0005	OR	0.00	0.00	1.44	AC		1.00	1.00	1.00	30,000.00	30,000.00	43,200																		
REVIEW DATE 09/27/2018 BY TWA Total Acres: 1.44 Total Land Value: 43,200 Market: 0 Agricultural: 0 Common: 43,200 PRINTED 08/02/2023 BY SYS																																			