

BLOCK 2 PT OF LOT 9
IN OR 905/1728 (EX OR 915/1151
& OR 1062/820)

ROUNTREE JOEY K & KATHY D
43047 ROUNTREE LANE
CALLAHAN, FL 32011

2023

24-1N-24-0750-0002-0092



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 2 6													
Exterior Wall	15	CONC BLOCK 100	0100	01	2,462	100.3968	90.61	223,082	1987	1995	0	0	0	13.50	86.50	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2000													Heated Area: 2446												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2000												
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 70																										
Interior Floo	13	LVT/LAMNT 30																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		4 100																										
Bathrooms		3 100																										
Frame	03	MASONRY 100																										
Stories	1.	1. 100																										
Units		0 100																										
BUD8 Adjustme	06	DIST 1D 100																										
Occupancy	00	NONE 100																										
Quality			04	Quality Level 04																								
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	1,674	100	1,674	131,204																								
BAS	200	100	200	15,676																								
BAS	572	100	572	44,832																								
FOP	54	30	16	1,254																								
TOTALS			2,500	2,462	192,966																							
EXTRA FEATURES					43047 ROUNTREE LN, 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													
1	0751	UOP	0 0	12 8	96.00	SF	10.00	10.00	100	1987	1987	3	20	192														
3	1242	WD DECK A	0 100	17 10	170.00	SF	10.00	10.00	100	1988	1988	3	20	340														
5	0811	CONCRETE B	0 100	0 0	560.00	SF	5.20	5.20	100	1989	1989	3	59.5	1,733														
8	0751	UOP	0 0	6 14	84.00	SF	10.00	10.00	100	2005	2005	3	44	370														
9	0681	POLE SHED	0 0	12 11	132.00	SF	15.00	15.00	100	2005	2005	3	44	871														
10	0810	CONCRETE A	0 100	0 0	272.00	SF	6.50	6.50	100	1998	1998	3	77	1,361														
11	0811	CONCRETE B	0 100	0 0	660.00	SF	5.20	5.20	100	2020	2020	3	99	3,398														
LAND DESCRIPTION					TOTAL OB/XF 8,265																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	OR	0.00	0.00	2.36	AC		1.00	1.00	1.00	30,000.00	30,000.00	70,800											
REVIEW DATE 07/06/2020 BY TW Total Acres: 2.36 Total Land Value: 70,800 Market: 0 Agricultural: 0 Common: 70,800 PRINTED 08/02/2023 BY SYS																												

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