

BLOCK 4 PT OF LOT 7
IN OR 2018/127
SEC 19-1N-25

MORRIS MICHAEL L
43196 MORRIS DR
CALLAHAN, FL 32011

2023

24-1N-24-0750-0004-0074



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	30	VINYL 100								0800	02	1,216	116.8000	81.76	99,420	2020	2020	0	0	0	2.00	98.00																											
Roof Structur	03	GABLE/HIP 100								3 M/H 94+ - 100% - 2016										Heated Area: 1216										HX Base Yr 2016																			
Roof Cover	03	COMP SHNGL 100								16 76 76 16 BAS 2020																																							
Interior Wall	05	DRYWALL 100																																															
Interior Floo	14	CARPET 70																																															
Interior Floo	08	SHT VINYL 30																																															
Air Condition	03	CENTRAL 100																																															
Heating Type	04	AIR DUCTED 100																																															
Bedrooms		3 100																																															
Bathrooms		2 100																																															
Frame	02	WOOD FRAME 100																																															
Stories	0	0 100																																															
Units		0 100																																															
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	1,216	100	1,216					97,432																																									
TOTALS		1,216	1,216					97,432																																									
EXTRA FEATURES										43196 MORRIS DR, CALLAHAN										BLD DATE 10/10/2013 KK LGL DATE 05/19/2023 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	0510	GARAGE WD-	0	100	16	22	352.00	SF	24.85	24.85	100	1986	1986	3	20	1,749																																	
2	0681	POLE SHED	0	100	16	16	320.00	SF	11.25	11.25	100	1996	1996	3	25	900																																	
6	0810	CONCRETE A	0	100	18	11	198.00	SF	6.50	6.50	100	1998	1998	3	77	991																																	
7	0681	POLE SHED	0	100	24	16	384.00	SF	15.00	15.00	100	2019	2019	3	93	5,357																																	
LAND DESCRIPTION																				TOTAL OB/XF 8,997																													
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	0005	OR	0.00	0.00	1.85	AC		1.00	1.00	1.00	35,000.00	35,000.00	64,750																																
REVIEW DATE 12/04/2020 BY TW Total Acres: 1.85 Total Land Value: 64,750 Market: 0 Agricultural: 0 Common: 64,750 PRINTED 08/02/2023 BY SYS																																																	