



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									
Exterior Wall	20	FACE BRICK 80	0900	01	3,446	99.1116	117.70	405,594	1988	1992	0	0	20.90	79.10	VALUATION SUMMARY									
Exterior Wall	10	ABOVE AVG 20	1 SNGL FAM - 100% - 0												Heated Area: 3059									
Roof Structure	08	IRREGULAR 100													HX Base Yr									
Roof Cover	03	COMP SHNGL 100																						
Interior Wall	05	DRYWALL 100																						
Interior Floor	11	CLAY TILE 90																						
Interior Floor	14	CARPET 10																						
Air Condition	03	CENTRAL 100																						
Heating Type	04	AIR DUCTED 100																						
Bedrooms	4	100																						
Bathrooms	2.5	100																						
Frame	02	WOOD FRAME 100																						
Stories	1.	1. 100																						
Units	0	100																						
BUD8 Adjustme	06	DIST 1D 100																						
Occupancy	00	NONE 100																						
Quality	01	Quality Level 01																						
DOR CODE	0100	SINGLE FAMILY																						
MAP NUM		MKT AREA													08									
NEIGHBORHOOD/LOC	8001.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	2,333	100	2,333	217,204																				
BAS	726	100	726	67,591																				
FGR	552	55	304	28,303																				
FOP	18	30	5	466																				
FOP	80	30	24	2,235																				
FST	99	55	54	5,028																				
TOTALS	3,808		3,446	320,825																				
EXTRA FEATURES					45042 CHEVY RD, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310								
5	0810	CONCRETE A	0	100	20	15	300.00	SF	6.50	6.50	100	2003	2003	3	84	1,638								
7	0511	GARAGE CB-	0	100	33	29	957.00	SF	40.00	40.00	100	2003	2003	3	84	32,155								
9	0803	ASPHALT C	0	100	0	0	1,430.00	SF	2.00	2.00	100	2003	2003	3	54	1,544								
10	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150								
11	0855	CONC PAVER	0	100	0	0	1,616.00	SF	10.00	10.00	100	2004	2004	3	86	13,898								
12	0462	ST/AL FNC	0	100	94	4	376.00	SF	10.00	10.00	100	2004	2004	3	40	1,504								
13	0461	IRON FENCE	0	100	160	3	480.00	SF	8.50	8.50	100	1998	1998	3	83	3,386								
14	0803	ASPHALT C	0	100	0	0	1,366.00	SF	2.00	2.00	100	2007	2007	3	62	1,694								
15	0812	CONCRETE C	0	100	0	0	1,200.00	SF	4.00	4.00	100	2017	2017	3	97	4,656								
LAND DESCRIPTION					TOTAL OB/XF										65,935									
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	RS-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,000							
2	000115	C	SFR ACRES	100	0006	RS-1	0.00	0.00	0.49	AC		1.00	1.00	1.00	30,000.00	30,000.00	14,700							
REVIEW DATE 07/28/2021 BY TWA Total Acres: 1.99 Total Land Value: 59,700 Market: 0 Agricultural: 0 Common: 59,700 PRINTED 08/02/2023 BY SYS																								

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2023

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