

LOT 40
L/E OR 1827/368
1974 SKYL SW/MH &

DRURY AMANDA J & ROBERT J
P O BOX 2093
CALLAHAN, FL 32011

2023

25-4N-23-2020-0040-0000



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 2																																			
Exterior Wall	03	BELOW AVG. 50	0100	01	1,690	72.5000	65.43	110,577	1939	1965	0	0	45.63	54.37	VALUATION BY STANDARD																																			
Exterior Wall	06	BD/BATTEN 50	1 SINGLE FAM - 0% - 0												Heated Area: 1600												HX Base Yr																							
Roof Structure	03	GABLE/HIP 100													BAS 1993												UOP 1993																							
Roof Cover	01	MINIMUM 100													UOP 1993												BAS 1993												UOP 1993											
Interior Wall	05	DRYWALL 100													UOP 1993												BAS 1993												UOP 1993											
Interior Floor	09	PINE WOOD 100													UOP 1993												BAS 1993												UOP 1993											
Air Condition	01	NONE 100													UOP 1993												BAS 1993												UOP 1993											
Heating Type	01	NONE 100	UOP 1993												BAS 1993												UOP 1993																							
Bedrooms		3 100	UOP 1993												BAS 1993												UOP 1993																							
Bathrooms		1 100	UOP 1993												BAS 1993												UOP 1993																							
Frame	02	WOOD FRAME 100	UOP 1993												BAS 1993												UOP 1993																							
Stories	1.	1. 100	UOP 1993												BAS 1993												UOP 1993																							
Units		0 100	UOP 1993												BAS 1993												UOP 1993																							
BUD8 Adjustme	04	DIST 01 100	UOP 1993												BAS 1993												UOP 1993																							
Occupancy	00	NONE 100	UOP 1993												BAS 1993												UOP 1993																							
Quality	03	Quality Level 03	UOP 1993												BAS 1993												UOP 1993																							
DOR CODE	0100	SINGLE FAMILY	UOP 1993												BAS 1993												UOP 1993																							
MAP NUM		MKT AREA	UOP 1993												BAS 1993												UOP 1993																							
NEIGHBORHOOD/LOC	9001.00		UOP 1993												BAS 1993												UOP 1993																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																														
BAS	1,600	100	1,600	56,919																																														
UOP	384	20	77	2,739																																														
UOP	64	20	13	463																																														
TOTALS	2,048		1,690	60,121																																														
EXTRA FEATURES					28152 BRIAR PATCH TRL, HILLIARD										BLD DATE XF DATE INC DATE										LGL DATE LAND 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	0200	BARN WD 0-	0	0	20	20	400.00	SF	15.00	15.00	100	1975	1975	3	20	1,200																																		
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1939	1939	3	20	400																																		
3	0510	GARAGE WD-	0	0	16	22	352.00	SF	26.95	26.95	100	1955	1955	3	20	1,897																																		
5	0681	POLE SHED	0	0	14	14	196.00	SF	15.00	15.00	100	2004	2004	3	40	1,176																																		
6	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1974	1974	3	100	6,000																																		
7	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1974	1974	3	100	6,000																																		
LAND DESCRIPTION																		TOTAL OB/XF 16,673																																
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	0	0005	OR	0.00	0.00	9.77	AC		1.00	1.00	1.00	19,000.00	19,000.00	185,630																																	
REVIEW DATE 01/17/2023 BY WW Total Acres: 9.77 Total Land Value: 185,630 Market: 0 Agricultural: 0 Common: 185,630 PRINTED 08/02/2023 BY SYS																																																		

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