



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	30	VINYL 100	0900	01	2,341	92.6100	109.97	257,440	2000	2005	0	0	0	8.00	92.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2001													Heated Area: 1888														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2001														
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 90																												
Interior Floo	08	SHT VINYL 10																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		2 100																												
Frame	02	WOOD FRAME 100																												
Stories	1.	1. 100																												
Units		0 100																												
Occupancy	00	NONE 100																												
Quality			01	Quality Level 01																										
DOR CODE			0100	SINGLE FAMILY																										
MAP NUM				MKT AREA																										
NEIGHBORHOOD/LOC			8001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,120	100	1,120	113,313																										
BAS	768	100	768	77,700																										
FCP	784	25	196	19,830																										
FOP	112	30	34	3,440																										
FOP	128	30	38	3,845																										
FST	336	55	185	18,716																										
TOTALS			3,248	2,341	236,845																									
EXTRA FEATURES					35148 LANCE 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	0810	CONCRETE A	0 100	20 10	200.00	SF	6.50	6.50	100	1987	1987	3	54.5	709																
2	0681	POLE SHED	0 100	0 0	1,140.00	SF	15.00	15.00	100	2001	2001	3	30	5,130																
TOTAL OB/XF 5,839																														
LAND DESCRIPTION																														
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		0.00	0.00	1.05	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,500													
REVIEW DATE 08/05/2021 BY TWA Total Acres: 1.05 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 08/02/2023 BY SYS																														

HERRIN CHARLES A & KATRINA J
35148 LANCE ROAD
CALLAHAN, FL 32011

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