

FRANKLIN BOBBY Y
PO BOX 878
HILLIARD, FL 32046

26-3N-24-0000-0003-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 5												
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																		
Exterior Wall	11	0150	01	960	73.0000	36.50	35,040	2007	2007	0	0	0	7.50	92.50																		
Roof Structure	03	3 ACCESSORY U - 100% - 2022										Heated Area: 880										HX Base Yr										
Roof Cover	12																															
Interior Wall	01																															
Interior Floor	02																															
Air Condition	99																															
Heating Type																																
Bedrooms																																
Bathrooms																																
Frame	02																															
Stories	1.5																															
Units																																
Occupancy	00																															
Quality		03	Quality Level 03																													
DOR CODE		5000	IMPROVED AG																													
MAP NUM			MKT AREA										09																			
NEIGHBORHOOD/LOC		9001.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	880	100	880	29,711																												
UOP	144	20	29	980																												
UOP	256	20	51	1,722																												
TOTALS		1,280	960	32,412																												
EXTRA FEATURES										545937 US HWY 1, CALLAHAN																						
										BLD DATE 12/12/2007 JH										LGL DATE												
										XF DATE										LAND DATE												
										INC 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																
11	0812	CONCRETE C	0 100	46	26	1,196.00	SF	4.00	4.00	100	2017	2017	3	97	4,640																	
12	0462	ST/AL FNC	0 100	268	6	13,608.00	SF	10.00	10.00	100	2020	2020	3	95	129,276																	
13	0463	FENCE GATE	0 100	0	0	4.00	UT	300.00	300.00	100	2020	2020	3	98	1,176																	

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