

LOT 7 2001 MERIT DW/MH
IN OR 1013/566
WILDERNESS PLANTATION PB 6/267

SHAW ANTHONY & KARI ANN
46771 MIDDLE ROAD
CALLAHAN, FL 32011

2023

27-3N-25-2345-0007-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT		CD		AVERAGE 100		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND	
Exterior Wall		05		AVERAGE 100		0800		02		1,992		117.2000		82.04		163,424		2001		2001		0		0		0 50.00		50.00	
Roof Structur										1 M/H 94+ - 100% - 2002										Heated Area: 1992									
Roof Cover																				HX Base Yr 2002									
Interior Wall																													
Interior Floo																													
Interior Floo																													
Air Condition																													
Heating Type																													
Bedrooms																													
Bathrooms																													
Frame																													
Stories																													
Units																													
Quality																													
DOR CODE																													
MAP NUM																													
NEIGHBORHOOD/LOC																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																					
BAS		1,992		100		1,992		81,712																					
TOTALS																													
EXTRA FEATURES																													
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																													
2 0940																													
SHEDS/PORT																													
3 1242																													
WD DECK A																													
TOTAL OB/XF																													
LAND DESCRIPTION																													
L N																													
USE CODE																													
CLS																													
LAND USE DESCRIPTION																													
CAP																													
R D																													
LOC ZONE																													
FRONT																													
DEPTH																													
TOT LND UTS																													
UNIT TYPE																													
D T																													
DPHT 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																													
OR																													
0.00																													
0.00																													
2.78																													
AC																													
1.00																													
1.00																													
1.00																													
35,000.00																													
35,000.00																													
97,300																													
REVIEW DATE																													
07/28/2017																													
BY																													
KBX																													
Total Acres: 2.78																													
Total Land Value: 97,300																													
Market: 0																													
Agricultural: 0																													
Common: 97,300																													
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