

PT OF LOTS 5 6 & 52 (S-1&S-2)
& PT OF LOTS 10 & 27 S-4
IN OR 2021/1763

MAGILL JIMMY A
45015 LOWE ROAD
CALLAHAN, FL 32011

2023

28-2N-25-3060-0005-0010



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	VALUATION SUMMARY														
Exterior Wall	20	FACE BRICK 60	0100	01	2,052	106.6240	96.23	197,464	1978	1978	0	0	0	25.42	74.58	VALUATION BY STANDARD													
Exterior Wall	05	AVERAGE 40	1 SINGLE FAM - 100% - 2017													Heated Area: 1595 HX Base Yr 2017													
Roof Structure	03	GABLE/HIP 100														Tax Group: 6 Tax Dist:													
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 147,269													
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 17,466													
Interior Floor	14	CARPET 100														TOTAL LAND VALUE - MARKET 106,880													
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 271,615													
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 134,119													
Bedrooms	3	100														ASSESSED VALUE 137,496													
Bathrooms	2	100														TOTAL EXEMPTION VALUE HX HB 50,000													
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 87,496													
Stories	1.	1. 100														TOTAL JUST VALUE 271,615													
Units	0	100	NCON VALUE 0																										
BUD8 Adjustme	06	DIST 1D 100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 254,196																										
Quality 03 Quality Level 03																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 08																													
NEIGHBORHOOD/LOC 8026.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,595	100	1,595	114,471																									
FGR	702	55	386	27,703																									
FOP	230	30	69	4,952																									
STP	18	10	2	143																									
TOTALS 2,545 2,052 147,269																													
EXTRA FEATURES					45015 LOWE 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	0201	BARN WD 10	0 100	0 0	2,002.00	SF	17.00	17.00	100	1980	1980	3	20	6,807															
2	0940	SHEDS/PORT	0 100	10 12	120.00	SF	12.90	12.90	100	1981	1981	3	20	310															
3	0810	CONCRETE A	0 100	0 0	459.00	SF	6.50	6.50	100	1978	1978	3	30	895															
4	0812	CONCRETE C	0 100	0 0	1,045.00	SF	4.00	4.00	100	1994	1994	3	70	2,926															
5	0350	CARPORT WD	0 100	32 40	1,280.00	SF	13.00	13.00	100	1990	1990	3	20	3,328															
6	1242	WD DECK A	0 100	40 16	640.00	SF	10.00	10.00	100	2010	2010	3	50	3,200															
TOTAL OB/XF 17,466																													
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		OR	0.00	0.00	6.68	AC		1.00	1.00	1.00	16,000.00	16,000.00	106,880												
REVIEW DATE 03/03/2016 BY KB Total Acres: 6.68 Total Land Value: 106,880 Market: 0 Agricultural: 0 Common: 106,880 PRINTED 08/02/2023 BY SYS																													