

S 939 FT OF LOT 17
IN OR 497 PG 411
R 107333 & R 107334

FOX J LEE EST/FOX DAVID SEAN
C/O DAVID SEAN FOX, 45018 HEMMINGWAY LN
CALLAHAN, FL 32011

2023

28-2N-25-3060-0017-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	05	AVERAGE 100								0820	02	1,326	108.0000	70.20	93,085	1982	1982	0	0	0	70.00	30.00																											
Roof Structur	03	GABLE/HIP 100								1 M/H 93- - 0% - 0										Heated Area: 1326										HX Base Yr																			
Roof Cover	03	COMP SHNGL 100								BAS 1993																																							
Interior Wall	04	PLYWOOD 100																																															
Interior Floo	06	VINYL ASB 50																																															
Interior Floo	14	CARPET 50																																															
Air Condition	01	NONE 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																																															
BUD8 Adjustme	06	DIST 1D 100																																															
Quality		03	Quality Level 03																																														
DOR CODE		0200 MOBILE HOME																																															
MAP NUM		MKT AREA																		08																													
NEIGHBORHOOD/LOC		8026.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	1,326	100	1,326	27,926																																													
TOTALS		1,326	1,326	27,926																																													
EXTRA FEATURES										45018 HEMMINGWAY LN, CALLAHAN										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										05/19/2023 MLU									
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	0751	UOP	0	0	10	17	170.00	SF	10.00	10.00	100	1990	1990	3	20	340																																	
2	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	1990	1990	3	20	96																																	
3	0681	POLE SHED	0	0	0	0	384.00	SF	15.00	15.00	100	1990	1990	3	20	1,152																																	
4	0940	SHEDS/PORT	0	0	12	16	192.00	SF	20.10	20.10	100	1990	1990	3	20	772																																	
LAND DESCRIPTION		TOTAL OB/XF										2,360																																					
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	000102	C	SFR/MH	0		OR	0.00	0.00	7.10	AC		1.00	1.00	1.00	16,000.00	16,000.00	113,600																																
REVIEW DATE 11/13/2019 BY KBA Total Acres: 7.10 Total Land Value: 113,600 Market: 0 Agricultural: 0 Common: 113,600 PRINTED 08/02/2023 BY SYS																																																	