

BLOCK 5 PT LOTS 2 & 3
EX SW 5 FT
IN OR 1938/1692

MARSH SUE B L/E/
P O BOX 56
CALLAHAN, FL 32011-0056

2023

29-2N-25-3120-0004-0000



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 1										
Exterior Wall	05	AVERAGE 80	0100	01	3,873	99.5940	89.88	348,105	1939	1980	0	0	20.02	79.98	VALUATION SUMMARY										
Exterior Wall	20	FACE BRICK 20	1 SINGLE FAM - 100% - 0													Heated Area: 2680									
Roof Structur	03	GABLE/HIP 100														HX Base Yr									
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 100																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		1.5 100																							
Frame	02	WOOD FRAME 100																							
Stories		1. 100																							
Units		0 100																							
BUD8 Adjustme	01	DIST CA 100																							
Occupancy	00	NONE 100																							
Quality	05	Quality Level 05																							
DOR CODE	0100	SINGLE FAMILY																							
MAP NUM		MKT AREA														07									
NEIGHBORHOOD/LOC	7001.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAL	100	15	15	1,078																					
BAS	1,732	100	1,732	124,506																					
BAS	447	100	447	32,133																					
BAS	501	100	501	36,015																					
FOP	116	30	35	2,516																					
FOP	128	30	38	2,731																					
FOP	230	30	69	4,960																					
FOP	336	30	101	7,261																					
FST	305	55	168	12,077																					
PTO	585	5	29	2,085																					
TOTALS	6,091		3,873	278,414																					
EXTRA FEATURES					45364 DIXIE AVE, 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	0812	CONCRETE C	0 100	0	0	2,559.00	SF	4.00	4.00	100	1970	1970	3	22	2,252										
2	0940	SHEDS/PORT	0 100	8	10	80.00	SF	20.10	20.10	100	1980	1980	3	20	322										
3	0810	CONCRETE A	0 100	0	0	396.00	SF	6.50	6.50	100	1991	1991	3	64	1,647										
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1952	1952	3	20	400										
5	1242	WD DECK A	0 100	4	26	104.00	SF	10.00	10.00	100	1991	1991	3	20	208										
6	0680	POLE SHED	0 100	8	16	128.00	SF	10.00	10.00	100	1991	1991	3	20	256										
7	0680	POLE SHED	0 100	22	18	396.00	SF	10.00	10.00	100	1991	1991	3	20	792										
TOTAL OB/XF 5,877																									
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									
1	000100	C	SFR	100	0006		105.00	210.00	105.00	FF		1.00	1.00	1.00	500.00	500.00									
LAND VALUE																									
OTHER ADJUSTMENTS AND NOTES																									
YEAR DENSITY DECL FRZ YR CONSRV																									
REVIEW DATE 12/05/2019 BY KBA Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/02/2023 BY SYS																									

Diagram showing building layout and sub-areas with labels: UST 2008, UST 1993, FST 1993, FOP 1993, PTO 2008, BAS 2008, BAS 1993, UGR 1993, FOP 1993.

** This building has 15 Sub-Areas

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023
INC DATE		AG DATE	MLU