

BLOCK 4 S 80 FT OF LOT 4
IN OR 1999/1920
WILSON & OGILVIE SUB

MITCHELL JACOB S
45136 FOURTH AVENUE
CALLAHAN, FL 32011

2023

29-2N-25-3220-0004-0042



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 100	0800	02	1,488	143.0400	100.13	148,993	2002	2002	0	0	0	48.00	52.00	VALUATION BY STANDARD																												
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2016													Heated Area: 1488										HX Base Yr 2016																		
Roof Cover	03	COMP SHNGL 100	31 48 48 31 BAS 2002																																									
Interior Wall	05	DRYWALL 100																																										
Interior Floo	14	CARPET 80																																										
Interior Floo	11	CLAY TILE 20																																										
Air Condition	03	CENTRAL 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	01	DIST CA 100																																										
Quality			05	Quality Level 05																																								
DOR CODE			0200 MOBILE HOME																																									
MAP NUM			MKT AREA																	07																								
NEIGHBORHOOD/LOC			7001.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	1,488	100	1,488	77,476																																								
TOTALS			1,488	1,488	77,476																																							
EXTRA FEATURES					45136 FOURTH AVE, CALLAHAN										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										06/02/2023 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																												
2	0940	SHEDS/PORT	0 100	8	12	96.00	SF	19.50	19.50	100	1980	1980	3	20	374																													
5	1242	WD DECK A	0 100	12	32	384.00	SF	10.00	10.00	100	2000	2000	3	20	768																													
6	0510	GARAGE WD-	0 100	30	24	720.00	SF	35.00	35.00	100	2000	2000	3	29	7,308																													
7	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045																													
8	0748	M/H FONDTN	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2002	2002	3	100	5,000																													
9	0510	GARAGE WD-	0 100	16	16	256.00	SF	35.00	35.00	100	1995	1995	3	24	2,150																													
10	1242	WD DECK A	0 100	22	6	132.00	SF	10.00	10.00	100	2002	2002	3	21	277																													
11	0812	CONCRETE C	0 100	0	0	2,692.00	SF	4.00	4.00	100	2003	2003	3	84	9,045																													
LAND DESCRIPTION			TOTAL OB/XF										27,967																															
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	000102	C	SFR/MH	100			78.00	210.00	78.00	FF		1.00	1.00	1.00	500.00	500.00	39,000																											
REVIEW DATE 02/06/2017 BY KBX Total Acres: 0.00 Total Land Value: 39,000 Market: 0 Agricultural: 0 Common: 39,000 PRINTED 08/02/2023 BY SYS																																												