



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 2											
Exterior Wall	05	AVERAGE 80	0900	01	2,933	118.8000	141.08	413,788	1989	2010	0	0	6.20	93.80	VALUATION BY STANDARD											
Exterior Wall	20	FACE BRICK 20	1 SNGL FAM - 100% - 2022												Heated Area: 2620											
Roof Structure	08	IRREGULAR 100													HX Base Yr											
Roof Cover	03	COMP SHNGL 100																								
Interior Wall	05	DRYWALL 100																								
Interior Floo	13	LVT/LAMMT 70																								
Interior Floo	14	CARPET 30																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms	4	100																								
Bathrooms	2.5	100																								
Frame	02	WOOD FRAME 100																								
Stories	2.	100																								
Units	0	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																						
BAS	1,311	100	1,311	173,489																						
BAS	294	100	294	38,906																						
FGR	506	55	278	36,788																						
FOP	18	30	5	661																						
FST	54	55	30	3,970																						
FUS	1,015	100	1,015	134,318																						
TOTALS	3,198		2,933	388,133																						
EXTRA FEATURES			45047 BUTLER LN, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380											
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380											
3	0812	CONCRETE C	0 100	0	0	1,196.00	SF	4.00	4.00	100	1989	1989	3	59.5	2,846											
4	0861	POOL GUNIT	0 100	16	32	512.00	SF	85.00	85.00	100	1994	1994	3	20	8,704											
5	0845	KOOL DECK	0 100	0	0	728.00	SF	7.25	7.25	100	1994	1994	3	70	3,695											
6	0940	SHEDS/PORT	0 100	4	12	48.00	SF	30.00	30.00	100	1994	1994	3	20	288											
7	0350	CARPORT WD	0 100	12	20	240.00	SF	13.00	13.00	100	1994	1994	3	20	624											
8	0810	CONCRETE A	0 100	0	0	104.00	SF	6.50	6.50	100	1994	1994	3	70	473											
9	0810	CONCRETE A	0 100	0	0	80.00	SF	6.50	6.50	100	2003	2003	3	84	437											
10	0812	CONCRETE C	0 100	0	0	1,416.00	SF	4.00	4.00	100	2007	2007	3	89	5,041											
LAND DESCRIPTION			TOTAL OB/XF 26,868																							
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	000100	C	SFR	100			137.00	165.00	0.52	AC		1.00	1.00	1.50	35,000.00	52,500.00	27,300									
REVIEW DATE 05/06/2021 BY KBA Total Acres: 0.52 Total Land Value: 27,300 Market: 0 Agricultural: 0 Common: 27,300 PRINTED 08/02/2023 BY SYS																										

LAROSE LAURA P & WILLIS D JR
45047 BUTLER LANE
CALLAHAN, FL 32011

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