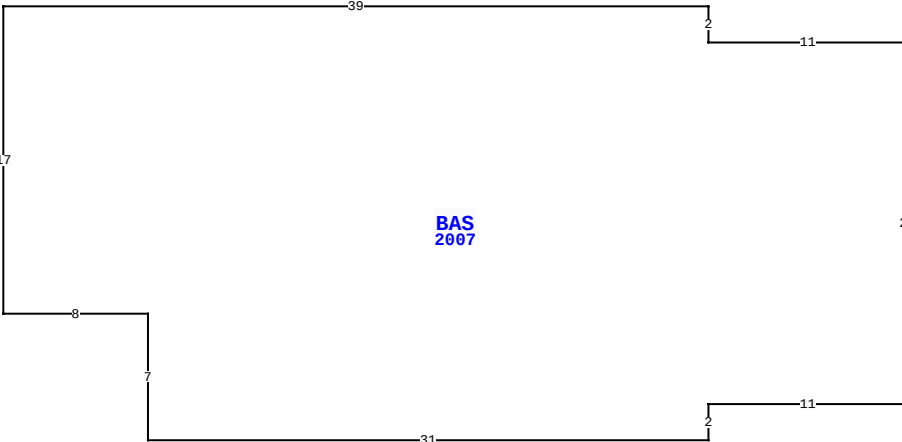


BLUE THOMAS D III
45136 DUTTON WAY
CALLAHAN, FL 32011

2023



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	19	COMMON BRK 80								0100	01	1,100	121.6880	109.82	120,802	1947	1960	0	0	0	40.50	59.50	VALUATION BY					STANDARD				
Exterior Wall	04	SINGLE SID 20								2 SINGLE FAM - 0% - 0													Heated Area: 1100 HX Base Yr									
RooF Structur	03	GABLE/HIP 100																														
RooF Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floo	08	SHT VINYL 80																														
Interior Floo	14	CARPET 20																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		2 100																														
Bathrooms		1 100																														
Frame	02	WOOD FRAME 100																														
Stories	0	0 100																														
Units	0	0 100																														
Occupancy	00	NONE 100																														
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	1,100	100	1,100	71,877																												
TOTALS		1,100		1,100	71,877																											
EXTRA FEATURES					45214 MORGAN CIR, CALLAHAN										BLD DATE		10/31/2007		DJ	LGL DATE												
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																	
LAND DESCRIPTION					TOTAL OB/XF 0																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0		OR	0.00	0.00	1.33	AC		1.00	1.00	1.00	35,000.00	35,000.00	46,550															
REVIEW DATE	12/09/2019	BY	KBA	Total Acres:	1.33	Total Land Value:	46,550	Market:	0	Agricultural:	0	Common:	46,550	PRINTED 08/02/2023 BY SYS																		