

LESSARD TINA W
44411 NASSAU AV
CALLAHAN, FL 32011

31-2N-25-2920-0001-0010

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	03	ABOVE AVG 100	0810	01	384	104.0000	72.80	27,955	2006	2006		0		0	40.00	60.00	VALUATION BY					STANDARD							
RooF Structur	03	GABLE/HIP 100	2 M/H ADDTN - 0% - 0										Heated Area: 384					HX Base Yr											
RooF Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 100																											
Air Condition	01	NONE 100																											
Heating Type	01	NONE 100																											
Bedrooms		1 100																											
Bathrooms		1 100																											
Frame Stories	02	WOOD FRAME 100																											
	0	0 100																											
Units Occupancy		0 100																											
	00	NONE 100																											
Quality		03 Quality Level 03																											
DOR CODE		5000IMPROVED AG																											
MAP NUM		MKT AREA											08																
NEIGHBORHOOD/LOC		8001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	384	100	384	16,773																									
TOTALS		384	384	16,773																									
EXTRA FEATURES					44214 FLYNN RD, CALLAHAN										BLD DATE				LGL DATE										
															XF DATE				LAND DATE										
															INC DATE				AG 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														
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000													
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000													
5	0350	CARPORT WD	0	0	24	20	480.00	SF	6.50	100	2001	2001	3	20	624														
6	0940	SHEDS/PORT	0	0	16	10	160.00	SF	21.30	100	2001	2001	3	20	682														
8	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	60	1,200													
9	0751	UOP	0	0	10	8	80.00	SF	10.00	100	2002	2002	3	32	256														
10	0752	USP	0	0	0	0	428.00	SF	15.00	100	2002	2002	3	32	2,054														
11	1242	WD DECK A	0	0	10	11	110.00	SF	10.00	100	2002	2002	3	21	231														
LAND DESCRIPTION					TOTAL OB/XF										17,047														
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	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000												
2	005500	A	TIMBER 2 SI	0			0.00	0.00	6.62	AC		1.00	1.00	1.00	550.00	550.00	3,641												
3	009910	M	MKT.VAL.AG	0			0.00	0.00	6.62	AC		1.00	1.00	1.00	16,000.00	16,000.00	105,920												
REVIEW DATE 05/11/2020 BY KBA Total Acres: 7.62 Total Land Value: 38,641 Market: 105,920 Agricultural: 3,641 Common: 35,000 PRINTED 08/02/2023 BY SYS																													