

BLOCK 1 LOTS 30 31 32 INCL
S-1 OF 31 OR 781/1891
EX S-1 OF 32 & S-1 & S-2 OF 30

WESCH DEBORAH
44275 COMMANCHEE RD
CALLAHAN, FL 32011

2023

31-2N-25-2920-0001-0300



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 6																													
Exterior Wall	10	ABOVE AVG 100	0100	01	1,814	110.7700	99.97	181,346	1994	1999	0	0	0	11.00	89.00	VALUATION SUMMARY																												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1684													HX Base Yr															
Roof Cover	03	COMP SHNGL 100																																										
Interior Wall	02	WALL BD/WD 80																																										
Interior Wall	05	DRYWALL 20																																										
Interior Floo	14	CARPET 90																																										
Interior Floo	11	CLAY TILE 10																																										
Air Condition	03	CENTRAL 100																																										
Heating Type	04	AIR DUCTED 100																																										
Bedrooms	3	100																																										
Bathrooms	2	100																																										
Frame	02	WOOD FRAME 100																																										
Stories	1.5	1.5 100																																										
Units	0	100																																										
BUD8 Adjustme	06	DIST 1D 100																																										
Occupancy	00	NONE 100																																										
Quality	05	Quality Level 05																																										
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	1,072	100	1,072	95,380																																								
FUS	612	100	612	54,452																																								
UOP	384	20	77	6,851																																								
USP	176	30	53	4,715																																								
TOTALS	2,244		1,814	161,398																																								
EXTRA FEATURES					44275 COMMANCHEE RD, CALLAHAN										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										05/19/2023 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																												
1	0500	FP-PRE FAB	0	100	0	0		2.00	UT	3,500.00		1994	1994	3	77	5,390																												
2	0940	SHEDS/PORT	0	100	15	16		240.00	SF	20.10		1985	1985	3	20	965																												
4	0940	SHEDS/PORT	0	100	13	8		104.00	SF	20.10		1999	1999	3	20	418																												
9	0936	SEPTC TANK	0	100	0	0		1.00	UT	6,000.00		2001	2001	3	100	6,000																												
10	0093	MANL GATE	0	100	0	0		1.00	UT	1,200.00		2006	2006	3	31	372																												
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES								YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																											
2	006000	A	PAST1/HAY	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	440.00	440.00	880																											
3	005500	A	TIMBER 2 SI	0			0.00	0.00	3.40	AC		1.00	1.00	1.00	550.00	550.00	1,870																											
4	009910	M	MKT. VAL. AG	0			0.00	0.00	5.40	AC		1.00	1.00	1.00	16,000.00	16,000.00	86,400																											
REVIEW DATE 05/04/2020 BY KBA Total Acres: 6.40 Total Land Value: 37,750 Market: 86,400 Agricultural: 2,750 Common: 35,000 PRINTED 08/02/2023 BY SYS																																												