

BLOCK 4 PT LOT 2 &
ALL LOTS 3 & PT OF LOT 4
IN OR 1652/1129

WILLINGHAM STEPHEN W
44170 COMMANCHEE ROAD
CALLAHAN, FL 32011

2023

31-2N-25-2920-0004-0020



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	20	FACE BRICK 100	0100	01	2,222	117.5020	106.05	235,643	1973	1980	0	0	0	29.10	70.90	VALUATION SUMMARY												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2010													Heated Area: 1768												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2010												
Interior Wall	05	DRYWALL 100																										
Interior Floop	14	CARPET 100																										
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	06	DIST 1D 100																										
Occupancy	00	NONE 100																										
Quality			05	Quality Level 05																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM			MKT AREA													08												
NEIGHBORHOOD/LOC			8001.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,768	100	1,768	132,935																								
FOP	15	30	4	301																								
FSP	308	40	123	9,248																								
FST	594	55	327	24,587																								
TOTALS			2,685	2,222	167,071																							
EXTRA FEATURES			44170 COMMANCHEE RD, 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	1973	1973	3	34	1,190												
2	0510	GARAGE WD-	0	100	28	30	840.00	SF	35.00	35.00	100	1982	1982	3	20	5,880												
3	0510	GARAGE WD-	0	100	14	27	378.00	SF	35.00	35.00	100	1968	1968	3	20	2,646												
4	0812	CONCRETE C	0	100	0	0	3,041.00	SF	4.00	4.00	100	1985	1985	3	49.5	6,021												
5	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2008	2008	3	40	1,728												
6	0350	CARPORT WD	0	100	30	13	390.00	SF	13.00	13.00	100	2005	2005	3	27	1,369												
7	0681	POLE SHED	0	100	30	14	420.00	SF	15.00	15.00	100	2005	2005	3	44	2,772												
LAND DESCRIPTION			TOTAL OB/XF													21,606												
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	0007	OR	0.00	0.00	8.11	AC		1.00	1.00	1.00	16,000.00	16,000.00	129,760											
REVIEW DATE 05/04/2020 BY KBA Total Acres: 8.11 Total Land Value: 129,760 Market: 0 Agricultural: 0 Common: 129,760 PRINTED 08/02/2023 BY SYS																												