

ANDERSON VELMER L
P O BOX 542
CALLAHAN, FL 32011-0542

33-3N-25-0000-0004-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2		4									
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	05	AVERAGE 100			01	00	01	1,166	117.6600	106.19	123,818	2001	2001	0	0	0	10.25	89.75	VALUATION BY					STANDARD																	
Roof Structure	03	GABLE/HIP 100			1 SINGLE FAM - 0% - 0												Heated Area: 1080					HX Base Yr					Tax Group: 4					Tax Dist:									
Roof Cover	03	COMP SHNGL 100			BAS 2001 FOP 2001															BUILDING MARKET VALUE					190,165																
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE					9,789																
Interior Floor	14	CARPET 90																		TOTAL LAND VALUE - MARKET					389,560																
Interior Floor	08	SHT VINYL 10																		TOTAL MARKET VALUE					318,363																
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction					42,647																
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE					275,716																
Bedrooms		3 100																		TOTAL EXEMPTION VALUE					0																
Bathrooms		2 100																		BASE TAXABLE VALUE					275,716																
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE					589,514																
Stories	1.	1. 100																		NCON VALUE					0																
Units		0 100			INCOME VALUE																																				
BUD8 Adjustme	04	DIST 01 100								PREVIOUS YEAR MKT VALUE					257,861																										
Occupancy	00	NONE 100																																							
Quality		03	Quality Level 03																																						
DOR CODE		5000 IMPROVED AG																																							
MAP NUM					MKT AREA		05																																		
NEIGHBORHOOD/LOC		5001.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,080	100	1,080	102,930																																					
FOP	288	30	86	8,196																																					
TOTALS		1,368	1,166	111,127	46260 ANDYS SAW MILL RD, CALLAHAN										BLD DATE				LGL DATE		05/19/2023		MLU																		
EXTRA FEATURES												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																									
4	0940	SHEDS/PORT	0 0	15	11	165.00	SF	20.10	20.10	100	1981	1981	3	20	663																										
5	0681	POLE SHED	0 0	28	20	560.00	SF	5.40	5.40	100	1981	1981	3	20	605																										
6	0350	CARPORT WD	0 0	24	16	384.00	SF	6.50	6.50	100	1980	1980	3	20	499																										
7	0940	SHEDS/PORT	0 0	20	20	360.00	SF	22.50	22.50	100	1975	1975	3	20	1,620																										
8	0350	CARPORT WD	0 0	20	20	400.00	SF	9.75	9.75	100	2000	2000	3	20	780																										
10	0751	UOP	0 0	24	10	240.00	SF	10.00	10.00	100	1995	1995	3	24	576																										
11	0751	UOP	0 0	28	12	336.00	SF	10.00	10.00	100	1985	1985	3	20	672																										
14	0500	FP-PRE FAB	0 0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010																										
15	0350	CARPORT WD	0 0	12	14	168.00	SF	13.00	13.00	100	1985	1985	3	20	437																										
16	0681	POLE SHED	0 0	12	12	144.00	SF	6.00	6.00	100	1995	1995	3	24	207																										
LAND DESCRIPTION										TOTAL OB/XF										9,069																					
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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	30.57	AC		1.00	1.00	1.00	410.00	410.00	12,534																								
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	175.00	175.00	875																								
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	35.57	AC		1.00	1.00	1.00	8,000.00	8,000.00	284,560																								
5	005000	C	RURAL HOME	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000																								
REVIEW DATE		08/04/2020		BY		KBA		Total Acres: 38.57		Total Land Value: 118,409		Market: 284,560		Agricultural: 13,409		Common: 105,000		PRINTED 08/02/2023 BY SYS																							

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