

PT OF GOVT LOTS 2 & 3
R673048 & R673049
IN OR 1272/1515 EX 2-9

RYALS RACHEL
56146 HAYLIE LN
CALLAHAN, FL 32011

2023

35-3N-25-0000-0002-0080



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								0800	02	1,620	117.2000	82.04	132,905	1997	1997	0	0	0	58.00	42.00																	
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 100% - 2004										Heated Area: 1620										HX Base Yr 2004									
Roof Cover	03	COMP SHNGL 100								27 60 27 60 BAS 1997																													
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 80																																					
Interior Floo	08	SHT VINYL 20																																					
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																																					
Quality		03	Quality Level 03																																				
DOR CODE		0200 MOBILE HOME																																					
MAP NUM																				MKT AREA		05																	
NEIGHBORHOOD/LOC		5001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,620	100	1,620	55,820																																			
TOTALS		1,620	1,620	55,820																																			
EXTRA FEATURES										56146 HAYLIE LN, 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	1997	1997	3	81	2,835																							
2	1242	WD DECK A	0	100	17	10	170.00	SF	10.00	10.00	100	2000	2000	3	20	340																							
3	1242	WD DECK A	0	100	13	10	130.00	SF	10.00	10.00	100	2003	2003	3	22	286																							
LAND DESCRIPTION																				TOTAL OB/XF										3,461									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		OR	0.00	0.00	1.09	AC		1.00	1.00	1.00	35,000.00	35,000.00	38,150																						
REVIEW DATE 06/09/2017 BY KBX Total Acres: 1.09 Total Land Value: 38,150 Market: 0 Agricultural: 0 Common: 38,150 PRINTED 08/02/2023 BY SYS																																							