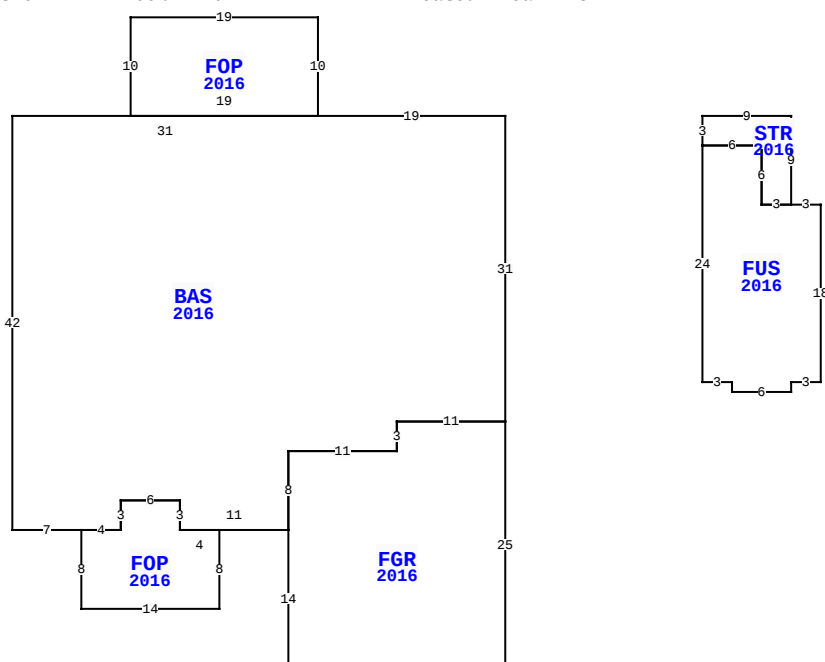


VAN FOSSEN GREG & ANGELA
54280 TROTTER LN
CALLAHAN, FL 32011

35-3N-25-1810-0088-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD													
Exterior Wall	10	0900	01	2,515	117.1200	139.08	349,786	2016	2016	0	0	2.55	97.45	Tax Group: 4		Tax Dist:													
Exterior Wall	21	1 SNGL FAM - 100% - 2017												Heated Area: 2131		HX Base Yr 2017													
Roof Structure	08															BUILDING MARKET VALUE		354,017											
Roof Cover	03															TOTAL MARKET OB/XF VALUE		8,090											
Interior Wall	05															TOTAL LAND VALUE - MARKET		50,000											
Interior Floo	11															TOTAL MARKET VALUE		412,107											
Interior Floo	14															SOH/AGL Deduction		164,390											
Air Condition	03															ASSESSED VALUE		247,717											
Heating Type	04															TOTAL EXEMPTION VALUE		50,000											
Bedrooms	4															BASE TAXABLE VALUE		197,717											
Bathrooms	3															TOTAL JUST VALUE		412,107											
Frame	02															NCON VALUE		13,151											
Stories	2.	INCOME VALUE																											
Units	0	PREVIOUS YEAR MKT VALUE		340,178																									
Occupancy	00																												
Quality														03	Quality Level 03														
DOR CODE														0100	SINGLE FAMILY														
MAP NUM														MKT AREA		05													
NEIGHBORHOOD/LOC														5012.00															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,873	100	1,873	253,854																									
FGR	517	55	284	38,492																									
FOP	130	30	39	5,286																									
FOP	190	30	57	7,726																									
FUS	258	100	258	34,968																									
STR	45	10	4	542																									
TOTALS														3,013	2,515		340,866												
EXTRA FEATURES														54280 TROTTER 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	98	1,960													
2	0812	CONCRETE C	0	100	0	0	1,580.00	SF	4.00	4.00	100	2016	2016	3	97	6,130													
LAND DESCRIPTION																													
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	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000												
REVIEW DATE 03/07/2023 BY DJ																													
Total Acres: 0.00					Total Land Value: 50,000					Market: 0					Agricultural: 0					Common: 50,000					PRINTED 08/02/2023 BY SYS				

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