

HARRIS JOYCE J/HARRIS STEPHEN M
34647 OLD BALDWIN RD
CALLAHAN, FL 32011

36-2N-24-0000-0008-0000

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		VALUATION SUMMARY									
Exterior Wall		25		MOD METAL 100		0800		02		1,576		98.2000		68.74		108,334		1974		1974		0		0		70.00		30.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		M/H 94+ - 100% - 2021								Heated Area: 1308												HX Base Yr 2021		Tax Group: 6					Tax Dist:				
Roof Cover		01		MINIMUM 100																										BUILDING MARKET VALUE					39,232				
Interior Wall		04		PLYWOOD 100																										TOTAL MARKET OB/XF VALUE					10,389				
Interior Floo		14		CARPET 80																										TOTAL LAND VALUE - MARKET					160,000				
Interior Floo		08		SHT VINYL 20																										TOTAL MARKET VALUE					209,621				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					97,804				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					111,817				
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					HX HB 50,000				
Bathrooms				2 100																										BASE TAXABLE VALUE					61,817				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					209,621				
Stories		1.		1. 100																										NCON VALUE					0				
Units		06		DIST 1D 100																										INCOME VALUE									
BUD8 Adjustme																														PREVIOUS YEAR MKT VALUE					133,737				
Quality		03		Quality Level 03																																			
DOR CODE		0200		MOBILE HOME																																			
MAP NUM				MKT AREA																															08				
NEIGHBORHOOD/LOC		8001.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,308		100		1,308		26,974																															
FST		168		65		109		2,248																															
UOP		300		25		75		1,547																															
UOP		336		25		84		1,732																															
TOTALS		2,112				1,576		32,500																															
EXTRA FEATURES										34647 OLD BALDWIN RD, CALLAHAN										BLD DATE 09/24/2008 JW LGL DATE 05/22/2023 MLU XF DATE 09/25/2008 JW INC 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																	
1	0681	POLE SHED		0	100	10	31	310.00		SF	15.00		15.00		100	1982	1982	3	20	930																			
3	0940	SHEDS/PORT		0	100	24	20	480.00		SF	30.00		30.00		100	1978	1978	3	20	2,880																			
5	0940	SHEDS/PORT		0	100	10	10	100.00		SF	30.00		30.00		100	1989	1989	3	20	600																			
6	0936	SEPTC TANK		0	100	0	0	1.00		UT	6,000.00		6,000.00		90	1980	1980	3	90	5,400																			
7	0681	POLE SHED		0	100	16	10	160.00		SF	10.05		10.05		100	2003	2003	3	36	579																			
LAND DESCRIPTION										TOTAL OB/XF										10,389																			
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	000102	C	SFR/MH		100		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	160,000																					

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