

PT OF LOT 3
IN OR 465 PG 718
R278069 & R278070

CRIBB MINNIE J
33011 JANES LANE
CALLAHAN, FL 32011-1396

2023

37-1N-24-2220-0003-0080



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											
Exterior Wall	05	AVERAGE 100	0820	02	1,285	123.6000	80.34	103,237	1986	1986	0	0	0	70.00	30.00	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 0													Heated Area: 1080										
Roof Cover	12	MODULAR MT 100														HX Base Yr										
Interior Wall	04	PLYWOOD 100																								
Interior Floo	14	CARPET 90																								
Interior Floo	08	SHT VINYL 10																								
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																								
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	1,080	100	1,080	26,030																						
FST	112	65	73	1,760																						
UOP	208	25	52	1,253																						
UOP	320	25	80	1,928																						
TOTALS			1,720	1,285	30,971																					
EXTRA FEATURES			33011 JANES 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	0510	GARAGE WD-	0 100	20	38	760.00	SF	35.00	35.00	100	1987	1987	3	20	5,320											
2	0752	USP	0 100	30	10	300.00	SF	15.00	15.00	100	1988	1988	3	20	900											
3	0752	USP	0 100	12	20	240.00	SF	15.00	15.00	100	1988	1988	3	20	720											
4	0752	USP	0 100	12	20	240.00	SF	15.00	15.00	100	1988	1988	3	20	720											
5	0752	USP	0 100	20	8	160.00	SF	15.00	15.00	100	1990	1990	3	20	480											
6	0812	CONCRETE C	0 100	0	0	6,270.00	SF	4.00	4.00	100	1992	1992	3	66	16,553											
7	0680	POLE SHED	0 100	46	14	644.00	SF	10.00	10.00	100	1990	1990	3	20	1,288											
TOTAL OB/XF																	25,981									
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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000									
REVIEW DATE 08/17/2022 BY TWA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																										