

TRACT 59
IN OR 886/533
R787618 & R787619

ZIEGELBAUER TERRI & CRAIG J
54120 MARIA AVENUE
CALLAHAN, FL 32011

2023

37-1N-25-296C-0059-0000



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	2,052	117.2000	82.04	168,346	1999	1999	0	0	0	54.00	46.00																	
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 100% - 0										Heated Area: 2052										HX Base Yr									
Roof Cover	03	COMP SHNGL 100								BAS 1993																													
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		4 100																																					
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		8026.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,052	100	2,052	77,439																																			
TOTALS		2,052	2,052	77,439																																			
EXTRA FEATURES										54120 MARIA AV, 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	0811	CONCRETE B	0	100	0	0	685.00	SF	5.20	5.20	100	1985	1985	3	49.5	1,763																							
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	20.10	20.10	100	1980	1980	3	20	643																							
3	1242	WD DECK A	0	100	14	16	224.00	SF	10.00	10.00	100	1985	1985	3	20	448																							
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940																							
5	0940	SHEDS/PORT	0	100	10	8	80.00	SF	18.30	18.30	100	1992	1992	3	20	293																							
LAND DESCRIPTION		TOTAL OB/XF										6,087																											
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	0005	RM	158.00	282.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000																						
REVIEW DATE 06/26/2017 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																																							