

LOT 35
L/E PT OR 1320/905
NASSAU VILLAGE 1 UNR

STURDIVANT NORBRA L/E/
54041 YOST COURT
CALLAHAN, FL 32011

2023

37-1N-25-299A-0035-0000



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	19	COMMON BRK 100	0900	01	2,415	118.5800	140.81	340,056	1973	1985	0	0	0	28.50	71.50	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0														Heated Area: 2142 HX Base Yr													
Roof Cover	03	COMP SHNGL 100																												
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																												
Occupancy	00	NONE 100																												
Quality			03	Quality Level 03																										
DOR CODE			0100 SINGLE FAMILY																											
MAP NUM			MKT AREA										08																	
NEIGHBORHOOD/LOC			8026.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,142	100	2,142	215,655																										
FOP	108	30	32	3,222																										
UGR	504	45	227	22,854																										
UST	30	45	14	1,409																										
TOTALS			2,784	2,415	243,140																									
EXTRA FEATURES															54041 YOST CT, 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	832.00	SF	5.20	5.20	100	1980	1980	3	35	1,514														
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715														
4	0510	GARAGE WD-	0	100	16	20	320.00	SF	26.95	26.95	100	1980	1980	3	20	1,725														
5	0681	POLE SHED	0	100	10	20	200.00	SF	15.00	15.00	100	1980	1980	3	20	600														
6	0810	CONCRETE A	0	100	12	28	336.00	SF	6.50	6.50	100	1996	1996	3	73	1,594														
7	0681	POLE SHED	0	100	0	0	180.00	SF	15.00	15.00	100	2012	2012	3	71	1,917														
8	0681	POLE SHED	0	100	0	0	108.00	SF	15.00	15.00	100	2012	2012	3	71	1,150														
TOTAL OB/XF															10,215															
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	000100	C	SFR	100		RM	165.00	305.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000													
REVIEW DATE 06/03/2021 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																														

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