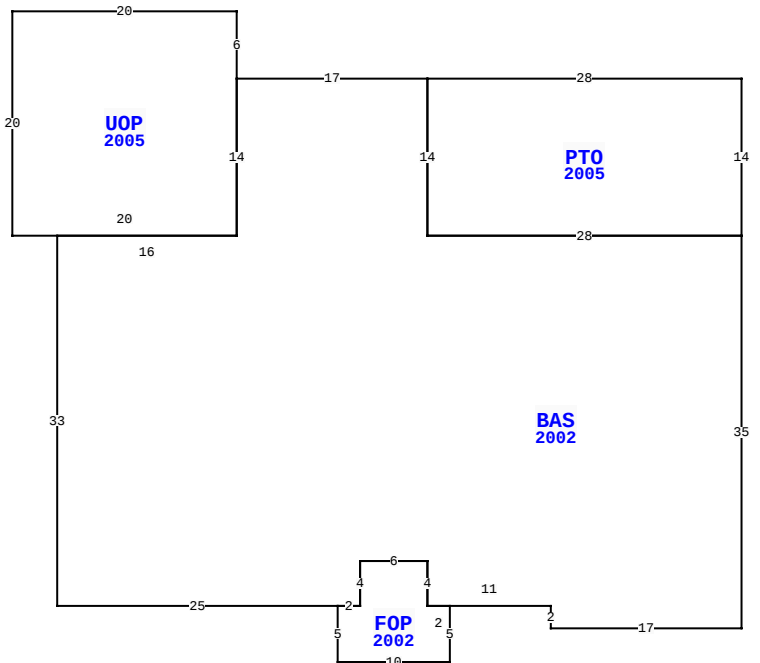


MULLIS JULIE L
54081 EDWARD LN
CALLAHAN, FL 32011

37-1N-25-299E-0027-0000

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	% COND																	
Exterior Wall	20	0900	01	2,383	108.6820	129.06	307,550	2002	2004	0	0	13.50	86.50	VALUATION BY STANDARD															
Roof Structure	03	1 SNGL FAM - 100% - 2010												Heated Area: 2261 HX Base Yr 2010															
Roof Cover	05													VALUATION BY TAX GROUP: 6 TAX DIST:															
Interior Wall	03													BUILDING MARKET VALUE 266,031															
Interior Floor	14													TOTAL MARKET OB/XF VALUE 46,205															
Interior Floor	11													TOTAL LAND VALUE - MARKET 45,000															
Air Condition	03													TOTAL MARKET VALUE 357,236															
Heating Type	04													SOH/AGL Deduction 181,597															
Bedrooms														ASSESSED VALUE 175,639															
Bathrooms														TOTAL EXEMPTION VALUE HX HB 50,000															
Frame	02													BASE TAXABLE VALUE 125,639															
Stories	1.													TOTAL JUST VALUE 357,236															
Units	00	NCON VALUE 0																											
Occupancy	00	INCOME VALUE																											
		PREVIOUS YEAR MKT VALUE 274,354																											
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	2,261	100	2,261	252,411																									
FOP	74	30	22	2,456																									
PTO	392	5	20	2,233																									
UOP	400	20	80	8,931																									
TOTALS	3,127		2,383	266,031																									
EXTRA FEATURES					54081 EDWARD LN, CALLAHAN					BLD DATE					LGL DATE														
										XF DATE					LAND DATE														
										INC DATE					AG 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045														
2	0510	GARAGE WD-	0 100	20	16	320.00	SF	28.00	28.00	100	2002	2002	3	32	2,867														
3	0861	POOL GUNIT	0 100	30	15	450.00	SF	85.00	85.00	100	2006	2006	3	48	18,360														
4	0855	CONC PAVER	0 100	0	0	880.00	SF	10.00	10.00	100	2006	2006	3	88	7,744														
5	0812	CONCRETE C	0 100	0	0	2,079.00	SF	4.00	4.00	100	2005	2005	3	87	7,235														
9	0476	VF 6 SBPL	0 100	0	0	210.00	LF	32.00	32.00	100	2018	2018	3	95	6,384														
10	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570														
LAND DESCRIPTION TOTAL OB/XF 46,205																													
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	0006	RM	140.00	267.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000												
REVIEW DATE 01/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																													