

TRACT 29  
IN OR 1381/1194  
1994 MAYF TW/MH

REYNOLDS CHARLES A & MARISA  
54103 DEBBIE COURT  
CALLAHAN, FL 32011-8649

2023

37-1N-25-299F-0029-0000



| 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  | PAGE 1 of 1 6          |                       |            |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 30               | VINYL 100      | 0820                    | 02                   | 2,045                     | 115.2000    | 74.88          | 153,130        | 1994           | 1994      | 0       | 0           | 0      | 70.00   | 30.00                  | VALUATION BY STANDARD |            |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                              | 03               | GABLE/HIP 100  | 1 M/H 93- - 100% - 2008 |                      |                           |             |                |                |                |           |         |             |        |         |                        | Heated Area: 1914     |            |                             |      |         |      |     |    |        |  |  |    |  | HX Base Yr 2008 |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                 | 03               | COMP SHNGL 100 |                         |                      |                           |             |                |                |                |           |         |             |        |         |                        |                       |            |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                              | 05               | DRYWALL 100    |                         |                      |                           |             |                |                |                |           |         |             |        |         |                        |                       |            |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                              | 13               | LVT/LAMMT 60   |                         |                      |                           |             |                |                |                |           |         |             |        |         |                        |                       |            |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                              | 08               | SHT VINYL 40   |                         |                      |                           |             |                |                |                |           |         |             |        |         |                        |                       |            |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 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          |                         |                      |                           |             |                |                |                |           |         |             |        |         |                        |                       |            |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                        | 1,914            | 100            | 1,914                   | 42,996               |                           |             |                |                |                |           |         |             |        |         |                        |                       |            |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| USP                                                                                                                                        | 136              | 50             | 68                      | 1,528                |                           |             |                |                |                |           |         |             |        |         |                        |                       |            |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| USP                                                                                                                                        | 126              | 50             | 63                      | 1,415                |                           |             |                |                |                |           |         |             |        |         |                        |                       |            |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                     |                  |                | 2,176                   |                      | 2,045                     |             | 45,939         |                |                |           |         |             |        |         |                        |                       |            |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |                |                         |                      | 54103 DEBBIE 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                                                                                                                                          | 0351             | CARPORT MT     | 0 100                   | 30                   | 50                        | 1,500.00    | SF             | 10.00          | 10.00          | 100       | 1971    | 1971        | 3      | 20      | 3,000                  |                       |            |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                          | 0803             | ASPHALT C      | 0 100                   | 18                   | 67                        | 1,206.00    | SF             | 2.00           | 2.00           | 100       | 1971    | 1971        | 3      | 50      | 1,206                  |                       |            |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                          | 0500             | FP-PRE FAB     | 0 100                   | 0                    | 0                         | 2.00        | UT             | 3,500.00       | 3,500.00       | 100       | 1993    | 1993        | 3      | 76      | 5,320                  |                       |            |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                          | 1242             | WD DECK A      | 0 100                   | 16                   | 5                         | 80.00       | SF             | 10.00          | 10.00          | 100       | 1994    | 1994        | 3      | 20      | 160                    |                       |            |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                          | 1242             | WD DECK A      | 0 100                   | 10                   | 8                         | 80.00       | SF             | 10.00          | 10.00          | 100       | 2000    | 2000        | 3      | 20      | 160                    |                       |            |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                          | 1242             | WD DECK A      | 0 100                   | 0                    | 0                         | 200.00      | SF             | 10.00          | 10.00          | 100       | 2003    | 2003        | 3      | 22      | 440                    |                       |            |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 7                                                                                                                                          | 1242             | WD DECK A      | 0 100                   | 8                    | 8                         | 64.00       | SF             | 12.50          | 12.50          | 100       | 2003    | 2003        | 3      | 22      | 176                    |                       |            |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                           |                  |                | TOTAL OB/XF 10,462      |                      |                           |             |                |                |                |           |         |             |        |         |                        |                       |            |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 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          | 150.00         | 309.00         | 1.00           | LT        |         | 1.00        | 1.00   | 1.00    | 45,000.00              | 45,000.00             | 45,000     |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 07/24/2023 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS |                  |                |                         |                      |                           |             |                |                |                |           |         |             |        |         |                        |                       |            |                             |      |         |      |     |    |        |  |  |    |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |