

HUTCHINSON BARBARA
54033 HOWARD ROAD
CALLAHAN, FL 32011

37-1N-25-299F-0080-0000

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	15	CONC BLOCK 60								0100	01	1,539	99.7560	90.03	138,556	1979	1990		0	0	0	15.70	84.30	VALUATION BY																								
Exterior Wall	30	VINYL 40								1 SINGLE FAM - 100% - 0										Heated Area: 1410										HX Base Yr										STANDARD								
Roof Structur	03	GABLE/HIP 100																												Tax Group: 6										Tax Dist:								
Roof Cover	03	COMP SHNGL 100																												BUILDING MARKET VALUE										116,803								
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE										14,993								
Interior Floo	14	CARPET 90																												TOTAL LAND VALUE - MARKET										45,000								
Interior Floo	08	SHT VINYL 10																												TOTAL MARKET VALUE										176,796								
Air Condition	03	CENTRAL 100																												SOH/AGL Deduction										80,151								
Heating Type	04	AIR DUCTED 100																												ASSESSED VALUE										96,645								
Bedrooms		2 100																												TOTAL EXEMPTION VALUE										HX HB 50,000								
Bathrooms		1 100																												BASE TAXABLE VALUE										46,645								
Frame	03	MASONRY 100																												TOTAL JUST VALUE										176,796								
Stories	1.	1. 100																												NCON VALUE										0								
Units		0 100																												INCOME VALUE																		
BUD8 Adjustme	06	DIST 1D 100																												PREVIOUS YEAR MKT VALUE										144,484								
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	TOTAL ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	1,120	100	1,120	85,003																																												
BAS	290	100	290	22,010																																												
FSP	70	40	28	2,125																																												
USP	204	30	61	4,630																																												
UST	90	45	40	3,036																																												
TOTALS		1,774	1,539	116,803																																												
EXTRA FEATURES										54033 HOWARD RD, 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																																
6	0510	GARAGE WD-	0 100	39	30	1,170.00	SF	35.00	35.00	100	1997	1997	3	26	10,647																																	
7	0351	CARPORT MT	0 100	20	24	480.00	SF	5.90	5.90	100	1997	1997	3	20	566																																	
8	0681	POLE SHED	0 100	22	16	352.00	SF	15.00	15.00	100	1997	1997	3	26	1,373																																	
9	0681	POLE SHED	0 100	17	10	170.00	SF	15.00	15.00	100	1997	1997	3	26	663																																	
10	0681	POLE SHED	0 100	12	8	96.00	SF	15.00	15.00	100	1997	1997	3	26	374																																	
11	0681	POLE SHED	0 100	12	18	216.00	SF	15.00	15.00	100	1997	1997	3	26	842																																	
12	0940	SHEDS/PORT	0 100	11	8	88.00	SF	30.00	30.00	100	1997	1997	3	20	528																																	
LAND DESCRIPTION										TOTAL OB/XF										14,993																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	186.00	256.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000																															
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