

MERCER BRANDON L
54001 CHARLOTTE DRIVE
CALLAHAN, FL 32011

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD	25	MOD METAL 70	0820	MDL	02	1,364	TOT ADJ PTS	102.1000	EFF. BASE RATE	66.36	REPL. COST NEW	90,515	AYB	1982	EYB	1982	ECON	FNCT	0	0	NORM	0 70.00	% COND	30.00							
Exterior Wall	05	AVERAGE 30	1 M/H 93- - 100% - 2019										Heated Area: 1244										HX Base Yr 2019									
Roof Structure	01	FLAT 100																														
Roof Cover	01	MINIMUM 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floor	14	CARPET 100																														
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	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	1,244	100	1,244	24,766																												
UEP	128	70	90	1,792																												
UOP	120	25	30	597																												
TOTALS			1,492	1,364		27,154																										
EXTRA FEATURES			54001 CHARLOTTE DR, 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																
2	0811	CONCRETE B	0 100	0	0	1,600.00	SF	5.20	5.20	100	2000	2000	3	80	6,656																	
TOTAL OB/XF																	6,656															
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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000															
REVIEW DATE 02/14/2017 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																																