

LOT 14
IN OR 2035/980
R235765 & R235766- 86' PINE

REAVES SHAWN
45884 PICKETT ST
CALLAHAN, FL 32011

2023

37-1N-25-2990-0014-0000



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	STANDARD									
Exterior Wall	30	VINYL 100			0820	02	1,477	121.0000	78.65	116,166	1986	1990	0	0	0	70.00	30.00										
Roof Structur	03	GABLE/HIP 100			1 M/H 93- - 0% - 0													Heated Area: 1286 HX Base Yr									
Roof Cover	03	COMP SHNGL 100																Tax Group: 6 Tax Dist:									
Interior Wall	05	DRYWALL 60																BUILDING MARKET VALUE 34,850									
Interior Wall	04	PLYWOOD 40																TOTAL MARKET OB/XF VALUE 5,394									
Interior Floo	11	CLAY TILE 50																TOTAL LAND VALUE - MARKET 45,000									
Interior Floo	14	CARPET 50																TOTAL MARKET VALUE 85,244									
Air Condition	03	CENTRAL 100																SOH/AGL Deduction 34,085									
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE 51,159									
Bedrooms	4	100																TOTAL EXEMPTION VALUE 0									
Bathrooms	2	100																BASE TAXABLE VALUE 51,159									
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE 85,244									
Stories	1.	1. 100			NCON VALUE 0																						
Units	0	100			INCOME VALUE																						
BUD8 Adjustme	06	DIST 1D 100			PREVIOUS YEAR MKT VALUE 73,681																						
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	1,286	100	1,286	30,343																							
UOP	260	25	65	1,534																							
USP	251	50	126	2,973																							
TOTALS					1,797		1,477		34,850																		
EXTRA FEATURES					54496 POINT SOUTH 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												
5	0350	CARPOR WD	0 0	19 20	380.00	SF	13.00	13.00	100	1992	1992	3	20	988													
8	0812	CONCRETE C	0 0	0 0	960.00	SF	4.00	4.00	100	1992	1992	3	66	2,534													
9	0810	CONCRETE A	0 0	20 20	400.00	SF	6.50	6.50	100	1995	1995	3	72	1,872													
TOTAL OB/XF															5,394												
LAND DESCRIPTION																											
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	0	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 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																											