

TRACT 36
IN OR 1357/239
REPLAT OF OGILVIE LOT 9 SUB

PAGE COREY A
543022 US HIGHWAY 1
CALLAHAN, FL 32011

2023

37-1N-25-299R-0036-0000



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	05	AVERAGE 100								0820	02	1,620	117.2000	76.18	123,412	1990	1990	0	0	0	70.00	30.00																	
Roof Structur	03	GABLE/HIP 100								1 M/H 93- - 0% - 0										Heated Area: 1620										HX Base Yr									
Roof Cover	03	COMP SHNGL 100								27 60 27 60 BAS 2005																													
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 80																																					
Interior Floo	08	SHT VINYL 20																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		4 100																																					
Bathrooms		2 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units		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	1,620	100	1,620		37,024																																		
TOTALS		1,620	1,620		37,024																																		
EXTRA FEATURES										54676 CHURCH RD, 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																						
3	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1998	1998	3	20	128																							
4	0351	CARPORT MT	0	0	23	20	460.00	SF	5.90	5.90	100	1998	1998	3	20	543																							
5	0940	SHEDS/PORT	0	0	16	8	128.00	SF	19.50	19.50	100	1998	1998	3	20	499																							
6	1242	WD DECK A	0	0	0	0	195.00	SF	10.00	10.00	100	1998	1998	3	20	390																							
7	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450																							
LAND DESCRIPTION																				TOTAL OB/XF										4,010									
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	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	1.64	AC		1.00	1.00	1.00	35,000.00	35,000.00	57,400																						
REVIEW DATE 06/28/2017 BY KBX Total Acres: 1.64 Total Land Value: 57,400 Market: 0 Agricultural: 0 Common: 57,400 PRINTED 08/02/2023 BY SYS																																							

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1357/0239	10/07/2005	CT	U	I	14	11,000			
GRANTOR: CLERK OF COURT									
GRANTEE: PAGE COREY A									
0864/0462	1/25/1999	WD	U	I	11	64,000			
GRANTOR: JONES JOSEPH D									
GRANTEE: SMITH JERRY A & SAN									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2005] W60 S27 E60 N27\$.									