

BLOCK 2 LOT 19
2012 IMPE DW/MH
IN OR 1861/1388

SMITH PATRICIA
54140 ARMSTRONG RD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0002-0190



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	05	AVERAGE 100	0800	02	1,512	117.2000	82.04	124,044	2012	2012	0	0	0	28.00	72.00	VALUATION SUMMARY																			
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2014													Heated Area: 1512										HX Base Yr 2014									
Roof Cover	03	COMP SHNGL 100	27 56 27 56 BAS 2013																																
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	1,512	100	1,512	89,312																															
TOTALS			1,512			1,512			89,312																										
EXTRA FEATURES			54140 ARMSTRONG 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																			
1	0940	SHEDS/PORT	0 100	12	12	144.00	SF	20.10	20.10	100	1983	1983	3	20	579																				
LAND DESCRIPTION			TOTAL OB/XF 579																																
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 01/17/2017 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																																			