

BLOCK 7 LOT 9
IN OR 1123/1738
R787691 & R787692

DAILEY ERNEST B & LAURA E
54062 HELLER RD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0007-0090



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								0800	02	1,620	117.2000	82.04	132,905	1999	1999	0	0	0	54.00	46.00																	
Roof Structur	03	GABLE/HIP 100								2 M/H 94+ - 100% - 2000										Heated Area: 1620										HX Base Yr 2000									
Roof Cover	03	COMP SHNGL 100								27 60 27 60 BAS 1999																													
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		3 100																																					
Bathrooms		2 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
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	61,136																																			
TOTALS		1,620	1,620	61,136																																			
EXTRA FEATURES										54062 HELLER 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	0681	POLE SHED	0 100	8	12	96.00	SF	15.00	15.00	100	1992	1992	3	20	288																								
3	0752	USP	0 100	12	12	144.00	SF	15.00	15.00	100	1998	1998	3	27	583																								
4	1242	WD DECK A	0 100	10	7	70.00	SF	10.00	10.00	100	1998	1998	3	20	140																								
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940																								
LAND DESCRIPTION										TOTAL OB/XF										3,951																			
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 02/02/2017 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																																							