

BLOCK 7 LOT 19
IN OR 2158/1357
R224397 & R224398

PICKETT ELIARD M & EMILY DIANE/WAINRIGHT KELLY A
54243 JERRA ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0007-0190



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 60		
Interior Floor	08	SHT VINYL 40		
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		
Occupancy	00	NONE 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	1,056	100	1,056	142,444
FOP	32	30	10	1,349
FOP	132	30	40	5,396
FSP	200	40	80	10,791
PTO	160	5	8	1,079
TOTALS	1,580		1,194	161,059

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,194	120.8400	143.50	171,339	2014	2014	0	0	6.00	94.00
2 SNGL FAM - 100% - 0						Heated Area: 1056		HX Base Yr			
BLD DATE					LGL DATE						
XF DATE					LAND DATE						

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		6		
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND		VALUATION SUMMARY										
																									VALUATION BY					STANDARD				
																									Tax Group: 6					Tax Dist:				
																									BUILDING MARKET VALUE					161,059				
																									TOTAL MARKET OB/XF VALUE					12,266				
																									TOTAL LAND VALUE - MARKET					45,000				
																									TOTAL MARKET VALUE					218,325				
																									SOH/AGL Deduction					107,687				
																									ASSESSED VALUE					110,638				
																									TOTAL EXEMPTION VALUE					HX HB 50,000				
																									BASE TAXABLE VALUE					60,638				
																									TOTAL JUST VALUE					218,325				
																									NCON VALUE					0				
																									INCOME VALUE									
																									PREVIOUS YEAR MKT VALUE					172,770				