

MARTIN DONNA
55154 SPENCERVILLE RD
CALLAHAN, FL 32011

2023



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	VALUATION SUMMARY										
Exterior Wall		30	VINYL 100							0800	02	2,278	129.3600	90.55	206,273	2004	2009		0		0	34.00	66.00	VALUATION BY STANDARD									
Roof Structur		03	GABLE/HIP 100							1 M/H 94+ - 100% - 2020										Heated Area: 2278 HX Base Yr 2020													
Roof Cover		03	COMP SHNGL 100							76 28 30 2.9 74 BAS 2007																							
Interior Wall		05	DRYWALL 100																														
Interior Floo		14	CARPET 90																														
Interior Floo		12	HARDWOOD 10																														
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																														
Quality		04	Quality Level 04																														
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	2,278	100	2,278	136,140																													
TOTALS		2,278		2,278	136,140																												
EXTRA FEATURES										55154 SPENCERVILLE RD, CALLAHAN										BLD DATE 05/13/2008 JW		LGL DATE											
																				XF DATE 05/13/2008 JW		LAND DATE											
																				INC DATE		AG DATE											
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	0500	FP-PRE FAB	0 100	0	0		1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115																	
2	0940	SHEDS/POR	0 100	13	10		130.00	SF	19.50	19.50	100	2004	2004	3	24	608																	
LAND DESCRIPTION										TOTAL OB/XF 3,723																							
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	100	0005	OR	0.00	0.00	10.09	AC		1.00	1.00	1.00	16,000.00	16,000.00	161,440																
REVIEW DATE 06/29/2021 BY KBA Total Acres: 10.09 Total Land Value: 161,440 Market: 0 Agricultural: 0 Common: 161,440 PRINTED 08/02/2023 BY SYS																																	