

CARTER JOHNNY E & LAURA S
55002 FAMILY CT
CALLAHAN, FL 32011

46-2N-25-0000-0003-0000

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	2,347	140.1600	98.11	230,264	2004	2004	0	0	0	44.00	56.00	VALUATION BY											
Roof Structure		03	GABLE/HIP 100		1 M/H 94+ - 100% - 2006													Heated Area: 2158											
Roof Cover		03	COMP SHNGL 100															HX Base Yr 2006											
Interior Wall		05	DRYWALL 100																										
Interior Floor		14	CARPET 70																										
Interior Floor		08	SHT VINYL 30																										
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		05	Quality Level 05																										
DOR CODE		5000	IMPROVED AG																										
MAP NUM			MKT AREA															08											
NEIGHBORHOOD/LOC		8026.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,158	100	2,158	118,564																									
DCK	194	15	29	1,593																									
USP	320	50	160	8,791																									