

PT OF LOT 11
PAR 7-4, 7-5, & 7-6
ESMT OR 1627/1944

LANE KERMIT
55250 CUB COURT
CALLAHAN, FL 32011

2023

46-2N-25-0000-0007-0040



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	15	CONC BLOCK 50		8600	01	3,994	58.4100	14.02	55,996	2010	2010	0	0	0	26.00	74.00	VALUATION BY		STANDARD														
Exterior Wall	31	HARDIE BRD 50		1 BARNS - 0% - 0										Heated Area: 3840					HX Base Yr					Tax Group: 6		Tax Dist:							
Roof Structur	03	GABLE/HIP 100		40 PTO 2400 5 96 BAS 2010 96 40 FOP 2010 12 40															41,437														
Roof Cover	03	COMP SHNGL 100																	0														
Interior Wall	01	MINIMUM 100																	416,000														
Interior Floo	03	CONC FINSH 100																	137,311														
Air Condition	01	NONE 100																	137,311														
Heating Type	01	NONE 100																	0														
Bedrooms		0 100																	137,311														
Bathrooms		0 100																	0														
Frame	03	MASONRY 100																	137,311														
Stories	1.	1. 100																	457,437														
Units		0 100							0																								
Occupancy	00	NONE 100							137,311																								
Quality		05	Quality Level 05																														
DOR CODE		6100	PASTURELAND 2																														
MAP NUM			MKT AREA		08																												
NEIGHBORHOOD/LOC		8026.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	3,840	100	3,840	39,839																													
FOP	480	30	144	1,494																													
PTO	200	5	10	104																													
TOTALS		4,520	3,994	41,437																													
EXTRA FEATURES				55300 CUB CT, 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																	