

CARTER JOHNNY EARL/CARTER BRYANT STEPHEN JR
55002 FAMILY COURT
CALLAHAN, FL 32011

46-2N-25-0000-0017-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
CONSTRUCTION										VALUATION SUMMARY										STANDARD																			
ELEMENT		CD		04		SINGLE SID 100		0100		01		1,603		90.7800		81.93		131,334		1940		1955		0		0		41.00		59.00		VALUATION BY		STANDARD					
Exterior Wall		03		GABLE/HIP 100		1		SINGLE FAM - 0%		0		Heated Area:		1392		HX Base Yr		Tax Group:		6		Tax Dist:								77,487									
Roof Cover		03		COMP SHNGL 90																										TOTAL MARKET OB/XF VALUE		0							
Roof Cover		03		COMP SHNGL 10																										TOTAL MARKET OB/XF VALUE		15,925							
Interior Wall		04		PLYWOOD 70																										TOTAL LAND VALUE - MARKET		93,412							
Interior Wall		05		DRYWALL 30																										TOTAL MARKET VALUE		93,412							
Interior Floo		14		CARPET 80																										SOH/AGL Deduction		0							
Interior Floo		08		SHT VINYL 20																										ASSESSED VALUE		93,412							
Air Condition		03		CENTRAL 100																										TOTAL EXEMPTION VALUE		0							
Heating Type		04		AIR DUCTED 100																										BASE TAXABLE VALUE		93,412							
Bedrooms				3 100																										TOTAL JUST VALUE		93,412							
Bathrooms				1 100																										NCON VALUE		0							
Frame				02 WOOD FRAME 100																										INCOME VALUE									
Stories				1. 1. 100																										PREVIOUS YEAR MKT VALUE		108,467							
Units				0 100																																			
BUD8 Adjustme				06 DIST 1D 100																																			
Occupancy				00 NONE 100																																			
Quality		03		Quality Level 03																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA				08																															
NEIGHBORHOOD/LOC		8026.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,392		100		1,392		67,288																															
FEP		96		80		77		3,722																															
FSP		336		40		134		6,478																															
TOTALS		1,824				1,603		77,487																															
EXTRA FEATURES										54426 OGILVIE RD, CALLAHAN										BLD DATE										LGL DATE									
																				XF DATE										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									