

BLAIR DEBORAH L
53322 CLEAR LAKE DR
CALLAHAN, FL 32011

46-2N-25-0240-0008-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																
ELEMENT		CD	20 FACE BRICK 100		0900		MDL	01	1,915	109.7600		EFF. BASE RATE		130.34		REPL. COST NEW		249,601		2014		EYB		ECON		FNCT		0		0		6.00		94.00		
Exterior Wall		03	GABLE/HIP 100		1		SNGL FAM - 100% - 2019										Heated Area: 1629										HX Base Yr 2019									
Roof Structur		03	COMP SHNGL 100																																	
Roof Cover		05	DRYWALL 100																																	
Interior Wall		12	HARDWOOD 60																																	
Interior Floo		14	CARPET 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		0100	SINGLE FAMILY																																	
MAP NUM			MKT AREA																																	
NEIGHBORHOOD/LOC		8015.00																																		
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS		1,629	100	1,629	199,585																															
FGR		484	55	266	32,590																															
FOP		24	30	7	857																															
PTO		252	5	13	1,592																															
TOTALS		2,389		1,915	234,625																															
EXTRA FEATURES		53322 CLEAR LAKE DR, CALLAHAN										BLD DATE				LGL DATE		05/14/2014		MF																
												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																				
1	0811	CONCRETE B	0 100	0	0	1,585.00	SF	5.20	5.20	100	2014	2014	3	95	7,830																					
2	0510	GARAGE WD-	0 100	12	30	360.00	SF	35.00	35.00	100	2017	2017	3	87	10,962																					
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