

REDWOOD RANDY
54047 CORLEY DRIVE
CALLAHAN, FL 32011

46-2N-25-0240-0067-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																									
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2																									
ELEMENT		CD		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND																			
Exterior Wall		20		FACE BRICK 100		6500		01		576		80.9600		28.34		16,324		2020		2020		0		0		2.00		98.00																	
Roof Structur		03		GABLE/HIP 100		2 GARAGE RES - 100% - 2021																				Heated Area: 576										HX Base Yr 2021									
Roof Cover		03		COMP SHNGL 100		24 24 24 24 BAS 2020																																							
Interior Wall		01		MINIMUM 100																																									
Interior Floo		03		CONC FINSH 100																																									
Air Condition		01		NONE 100																																									
Heating Type		01		NONE 100																																									
Bedrooms				0 100																																									
Bathrooms				0 100																																									
Frame		02		WOOD FRAME 100																																									
Stories		1.		1. 100																																									
Units				0 100																																									
Occupancy		00		NONE 100																																									
Quality		06		Quality Level 06																																									
DOR CODE		0100		SINGLE FAMILY																																									
MAP NUM				MKT AREA				08																																					
NEIGHBORHOOD/LOC		8015.100																																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																					
BAS		576		100		576		15,998																																					
TOTALS		576				576		15,998																																					
EXTRA FEATURES										54047 CORLEY DR, CALLAHAN																																			
BLD DATE																																													
XF DATE																																													
INC DATE																																													
LGL DATE																																													
LAND DATE																																													
AG DATE																																													
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											