

FELCH MARY ANN & GROVER L
53319 CLEAR LAKE DR
CALLAHAN, FL 32011

46-2N-25-0240-0140-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																								
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD																									
Exterior Wall		20	FACE BRICK 100		0900	01	2,555	119.0400	141.36	361,175	2014			0	0	6.00	94.00	Tax Group: 6		Tax Dist:																								
Roof Structure		08	IRREGULAR 100		1 SNGL FAM - 100% - 2023													Heated Area: 1972													HX Base Yr													
Roof Cover		03	COMP SHNGL 100																																									
Interior Wall		05	DRYWALL 100																																									
Interior Floor		11	CLAY TILE 100																																									
Air Condition		03	CENTRAL 100																																									
Heating Type		04	AIR DUCTED 100																																									
Bedrooms			4 100																																									
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																												08													
NEIGHBORHOOD/LOC		8015.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	1,972	100	1,972	262,036																																								
FGR	759	55	417	55,410																																								
FOP	31	30	9	1,196																																								
PTO	60	5	3	399																																								
UOP	96	20	19	2,525																																								
UOP	297	20	59	7,840																																								
USP	252	30	76	10,098																																								
TOTALS		3,467		2,555	339,504																																							
EXTRA FEATURES					53319 CLEAR LAKE DR, 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																												
1	0812	CONCRETE C	0 100	0	0	2,782.00	SF	4.00	4.00	100	2014	2014	3	95	10,572																													
2	0855	CONC PAVER	0 100	0	0	1,636.00	SF	10.00	10.00	100	2014	2014	3	95	15,542																													
3	0861	POOL GUNIT	0 100	0	0	360.00	SF	85.00	85.00	100	2014	2014	3	78	23,868																													
4	0462	ST/AL FNC	0 100	0	0	504.00	SF	10.00	10.00	100	2014	2014	3	78	3,931																													
5	0510	GARAGE WD-	0 100	18	50	900.00	SF	35.00	35.00	100	2017	2017	3	87	27,405																													
6	0810	CONCRETE A	0 100	0	0	879.00	SF	6.50	6.50	100	2017	2017	3	97	5,542																													
LAND DESCRIPTION										TOTAL OB/XF										86,860																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																				
1	000134	C	SFR POND	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000																											

FELCH MARY ANN & GROVER L
53319 CLEAR LAKE DR
CALLAHAN, FL 32011

46-2N-25-0240-0140-0000

[illegible]