

WOODLE JOHNNY H JR & DONNA L
55574 DEER RUN ROAD
CALLAHAN, FL 32011

46-2N-25-197C-0011-0340

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																		
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																		
Exterior Wall		20	FACE BRICK 100		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD																																		
Roof Structur		03	GABLE/HIP 100		0900		01	3,051	102.6720	121.92		1999	2004	0	0	0	13.50	86.50	Tax Group: 6		Tax Dist:																																	
Roof Cover		03	COMP SHNGL 100		1		SNGL FAM - 100% - 2005												Heated Area: 2657												HX Base Yr 2005																							
Interior Wall		05	DRYWALL 100		4		10												8												10																							
Interior Floo		14	CARPET 80		10		4												19												8												22											
Interior Floo		11	CLAY TILE 20		4		10												18												3																							
Air Condition		03	CENTRAL 100		4		6												4												3																							
Heating Type		04	AIR DUCTED 100		5		5												18												30																							
Bedrooms			4 100		4		16												4												22																							
Bathrooms			3 100		5		4												22												22																							
Frame		02	WOOD FRAME 100		7		11												23												23																							
Stories		1.	1. 100		8		23												23												23																							
Units		0	0 100		11		23												23												23																							
Occupancy		00	NONE 100		16		4												23												23																							
					49		16												4												23																							
Quality		03	Quality Level 03		5		7												8												23																							
DOR CODE		0100	SINGLE FAMILY		5		7												8												23																							
MAP NUM			MKT AREA		08		5												8												23																							
NEIGHBORHOOD/LOC		8010.00		5		7												8												23																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																		
BAS	2,657	100	2,657	280,209																																																		
FGR	506	55	278	29,318																																																		
FSP	230	40	92	9,703																																																		
PTO	35	5	2	211																																																		
PTO	450	5	22	2,320																																																		
TOTALS		3,878		3,051	321,761																																																	
EXTRA FEATURES					55574 DEER RUN 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																																						
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	84	1,680																																							
2	0812	CONCRETE C	0 100	0	0	2,107.00	SF	4.00	4.00	100	1999	1999	3	79	6,658																																							
3	0940	SHEDS/PORT	0 100	12	16	192.00	SF	20.10	20.10	100	2000	2000	3	20	772																																							
4	0812	CONCRETE C	0 100	0	0	2,044.00	SF	4.00	4.00	100	2005	2005	3	87	7,113																																							
5	0476	VF 6 SBPL	0 100	0	0	60.00	LF	32.00	32.00	100	2005	2005	3	69	1,325																																							
6	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	69	414																																							
7	0861	POOL GUNIT	0 100	24	15	360.00	SF	85.00	85.00	100	2005	2005	3	44	13,464																																							
8	0845	KOOL DECK	0 100	0	0	492.00	SF	7.25	7.25	100	2005	2005	3	87	3,103																																							
9	0940	SHEDS/PORT	0 100	20	12	240.00	SF	19.50	19.50	100	2005	2005	3	27	1,264																																							
10	0911	SCRN RM A	0 100	0	0	1,459.00	SF	17.50	17.50	100	2007	2007	3	35	8,936																																							
LAND DESCRIPTION										TOTAL OB/XF										44,729																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																														
1	000100	C	SFR	100	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																																					

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