

COPPOCK TERRY & AUDREY J
55110 FAWN COURT
CALLAHAN, FL 32011

46-2N-25-197C-0011-0410

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION																				VALUATION SUMMARY									
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 02		FACE BRICK 100								Tax Group: 6 Tax Dist:																			
Roof Structure 03		GABLE/HIP 100								BUILDING MARKET VALUE 258,313																			
Roof Cover 05		COMP SHNGL 100								TOTAL MARKET OB/XF VALUE 52,211																			
Interior Wall 03		DRYWALL 100								TOTAL LAND VALUE - MARKET 50,000																			
Interior Floor 14		CARPET 80								TOTAL MARKET VALUE 360,524																			
Interior Floor 07		CORK/VTILE 20								SOH/AGL Deduction 187,554																			
Air Condition 03		CENTRAL 100								ASSESSED VALUE 172,970																			
Heating Type 04		AIR DUCTED 100								TOTAL EXEMPTION VALUE HX HB DX 55,000																			
Bedrooms		4 100								BASE TAXABLE VALUE 117,970																			
Bathrooms		2 100								TOTAL JUST VALUE 360,524																			
Frame		WOOD FRAME 100								NCON VALUE 16,896																			
Stories		1. 1. 100								INCOME VALUE																			
Units		0 100								PREVIOUS YEAR MKT VALUE 267,891																			
Occupancy		NONE 100																											
Quality 03		Quality Level 03																											
DOR CODE 0100		SINGLE FAMILY																											
MAP NUM		MKT AREA 08																											
NEIGHBORHOOD/LOC		8010.00																											
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS		2,248	100	2,248	211,005																								
FGR		578	55	318	29,849																								
FOP		40	30	12	1,127																								
FST		63	55	35	3,285																								
USP		464	30	139	13,047																								
TOTALS		3,393		2,752	258,313																								
EXTRA FEATURES		55110 FAWN CT, CALLAHAN																											
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		0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520														
2		0812	CONCRETE C	0 100	0 0	1,760.00	SF	4.00	4.00	100	1991	1991	3	64	4,506														
3		0861	POOL GUNIT	0 100	0 0	405.00	SF	85.00	85.00	100	1996	1996	3	20	6,885														
4		0845	KOOL DECK	0 100	0 0	561.00	SF	7.25	7.25	100	1996	1996	3	73	2,969														
6		0812	CONCRETE C	0 100	0 0	406.00	SF	4.00	4.00	100	2000	2000	3	80	1,299														
7		0510	GARAGE WD-	0 100	30 24	720.00	SF	35.00	35.00	100	2011	2011	3	68	17,136														
8		0351	CARPORT MT	0 100	24 10	240.00	SF	10.00	10.00	100	2015	2015	3	74	1,776														
9		0510	GARAGE WD-	0 100	24 20	480.00	SF	35.00	35.00	100	2018	2018	3	90	15,120														