

BALDWIN WILLIS O
56579 NASSAU OAKS DRIVE
CALLAHAN, FL 32011

48-3N-25-4195-0018-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		05	AVERAGE 100		0100	01	1,338	104.0000		93.86	125,585	1994	1999	0	0	0	11.25	88.75	VALUATION BY					STANDARD										
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 1976										Heated Area: 1232					HX Base Yr 1976					Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100		BAS 1994 FOP 1994															BUILDING MARKET VALUE					111,457									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					4,315									
Interior Floor		14	CARPET 90																	TOTAL LAND VALUE - MARKET					45,000									
Interior Floor		08	SHT VINYL 10																	TOTAL MARKET VALUE					160,772									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					79,661									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					81,111									
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					HX HB 50,000									
Bathrooms			1 100																	BASE TAXABLE VALUE					31,111									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					160,772									
Stories			1. 100																	NCON VALUE					0									
Units			0 100		INCOME VALUE																													
BUD8 Adjustme		04	DIST 01 100		PREVIOUS YEAR MKT VALUE					138,876																								
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		05																													
NEIGHBORHOOD/LOC		5011.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,232	100	1,232	102,627																														
FOP	352	30	106	8,830																														
TOTALS		1,584		1,338	111,457																													
EXTRA FEATURES					56579 NASSAU OAKS 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695																			
2	0940	SHEDS/PORT	0 100	12	16	192.00	SF	30.00	30.00	100	1985	1985	3	20	1,152																			
3	0940	SHEDS/PORT	0 100	8	8	64.00	SF	20.10	20.10	100	1980	1980	3	20	257																			
4	0940	SHEDS/PORT	0 100	8	10	80.00	SF	13.20	13.20	100	1990	1990	3	20	211																			
LAND DESCRIPTION					TOTAL OB/XF 4,315																													
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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000																	