

FLANNAGAN CATHERINE W
56404 NASSAU OAKS DR
CALLAHAN, FL 32011

48-3N-25-4195-0026-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4																	
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		15	CONC BLOCK 100							0100	01	1,021	108.2160	97.66	99,711	1978	1983	0	0	0	19.50	80.50	VALUATION BY					STANDARD																							
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM - 100% - 2014														Heated Area: 1008														HX Base Yr 2014													
Roof Cover		12	MODULAR MT 100							8 8 8 8 24 24 28 14 42 24 24 BAS 1993 UOP 1993																								BUILDING MARKET VALUE					80,267												
Interior Wall		05	DRYWALL 100																															TOTAL MARKET OB/XF VALUE					45,842												
Interior Floo		14	CARPET 90																															TOTAL LAND VALUE - MARKET					45,000												
Interior Floo		13	LVT/LAMNT 10																															TOTAL MARKET VALUE					171,109												
Air Condition		03	CENTRAL 100																															SOH/AGL Deduction					60,799												
Heating Type		04	AIR DUCTED 100							ASSESSED VALUE					110,310																																				
Bedrooms			3 100							TOTAL EXEMPTION VALUE					HX HB					50,000																															
Bathrooms			1 100							BASE TAXABLE VALUE										60,310																															
Frame		02	WOOD FRAME 100							TOTAL JUST VALUE										171,109																															
Stories		1.	1. 100							INCOME VALUE										0																															
Units		0	0 100							PREVIOUS YEAR MKT VALUE										145,047																															
BUD\$ Adjustme		04	DIST 01 100																																																
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	1,008	100	1,008	79,245																																															
UOP	64	20	13	1,022																																															
TOTALS		1,072	1,021	80,267			56404 NASSAU OAKS DR, CALLAHAN										BLD DATE					LGL DATE																													
EXTRA FEATURES												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	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	1985	1985	3	20	780																																			
2	0351	CARPORT MT	0	100	20	12	240.00	SF	2.50	2.50	100	1985	1985	3	20	120																																			
3	0866	POOL FIBER	0	100	0	0	720.00	SF	72.00	72.00	100	2016	2016	3	78	40,435																																			
4	0855	CONC PAVER	0	100	0	0	336.00	SF	10.00	10.00	100	2016	2016	3	97	3,259																																			
5	1242	WD DECK A	0	100	0	0	160.00	SF	10.00	10.00	100	2016	2016	3	78	1,248																																			
LAND DESCRIPTION										TOTAL OB/XF										45,842																															
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	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000																																		