

LOT 6 (LESS OR 22-549
FOR ROW)
IN OR 1987/1033

HARRELL ALICE L/E/
PO BOX 424
CALLAHAN, FL 32011-0424

2023

49-2N-25-4120-0006-0000



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	19	COMMON BRK 100	0100	01	1,941	125.0000	112.81	218,964	1961	1961	0	0	40.50	59.50	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1854													
Roof Cover	03	COMP SHNGL 100	11													HX Base Yr													
Interior Wall	05	DRYWALL 100	5													14													
Interior Floop	14	CARPET 100	11													31													
Air Condition	03	CENTRAL 100	20													31													
Heating Type	04	AIR DUCTED 100	25													14													
Bedrooms	3	100	30													14													
Bathrooms	3	100	24													14													
Frame	02	WOOD FRAME 100	12													14													
Stories	2.	2. 100	24													14													
Units	0	100	24													14													
BUD8 Adjustme	01	DIST CA 100	24													14													
Occupancy	00	NONE 100	24													14													
Quality			03	Quality Level 03																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM			MKT AREA												07														
NEIGHBORHOOD/LOC			7001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,420	100	1,420	95,313																									
FOP	15	30	4	268																									
FUS	434	100	434	29,131																									
UCP	288	20	58	3,893																									
UST	55	45	25	1,678																									
TOTALS			2,212	1,941	130,284																								
EXTRA FEATURES			45094 MICKLER ST, 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	0940	SHEDS/PORT	0	100	0	0		240.00	SF	20.10	20.10	100	1980	1980	3	20	965												
2	0810	CONCRETE A	0	100	0	0		909.00	SF	6.50	6.50	100	1985	1985	3	49.5	2,925												
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			89.00	125.00	89.00	FF		1.00	1.00	1.00	500.00	500.00	44,500												
REVIEW DATE 11/21/2022 BY KBA Total Acres: 0.00 Total Land Value: 44,500 Market: 0 Agricultural: 0 Common: 44,500 PRINTED 08/02/2023 BY SYS																													