

WHALEN ROBERT/ZULLO BRIAN
44886 US HWY 301
CALLAHAN, FL 32011

2023



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	AP	NORM	% COND	VALUATION SUMMARY													
Exterior Wall		06	BD/BATTEN 100		0303	04	2,625	67.4622	75.39	197,899	1969	1969	0	0	35	39.75	25.25	VALUATION BY		STANDARD											
Roof Structur		04	WOOD TRUSS 100		1 CLUB HOUSE - 0% - 2023													Heated Area: 2618							HX Base Yr						
Roof Cover		03	COMP SHNGL 100		3													BAS							1993						
Interior Wall		05	DRYWALL 90		3													UOP							15833						
Interior Wall		04	PLYWOOD 10		42													72													
Interior Floo		09	PINE WOOD 100		25													47													
Ceiling		04	NONE 100		6													4													
Air Condition		03	CENTRAL 100		4													15													
Heating Type		04	AIR DUCTED 100		8													4													
Fixtures		4	100		15													3													
Frame		02	WOOD FRAME 100		4													15													
Story Height		9 100																													
RMS		3 100																													
Stories		1. 1. 100																													
Units		0 100																													
Occupancy		NONE 100																													
Quality		02 Quality Level 02																													
DOR CODE		7700 CLUBS/LODGES/HALLS																													
MAP NUM		MKT AREA		07																											
NEIGHBORHOOD/LOC		8026.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	2,618	100	2,618	49,836																											
STP	9	10	1	19																											
UOP	32	20	6	114																											
TOTALS					2,659		2,625	49,969											BLD DATE		04/01/2022	KK	LGL DATE			04/01/2022		KK			
EXTRA FEATURES					542830 US HWY 1, CALLAHAN										XF DATE		04/01/2022	KK	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	0511	GARAGE CB-	0	0	18	16		288.00	SF	40.00		40.00	100	1980	1980	3	35	4,032													
2	0971	ST LGHT OV	0	0	0	0		1.00	UT	1,555.00		1,555.00	100	2000	2000	3	55	855													
3	0975	ST LT/ARM	0	0	0	0		1.00	UT	500.00		500.00	100	2000	2000	3	55	275													
LAND DESCRIPTION																															
TOTAL OB/XF 5,162																															
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	007700	C	CLUB	0		CI	0.00	0.00	87,120.00	SF		1.00	1.00	0.75	2.00	1.50	130,680														