

MORRIS RICHARD J/HARRISON GRACE C
45198 DUTTON WAY
CALLAHAN, FL 32011

51-2N-25-015A-0041-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD															
Exterior Wall	10	0100	01	2,097	117.5020	106.05	222,387	2016	2016	0	0	2.50	97.50	Tax Group: 1															
Roof Structure	03	1 SINGLE FAM - 100% - 2017												Heated Area: 1856															
Roof Cover	05													HX Base Yr 2017															
Interior Wall	03																												
Interior Floor	14																												
Interior Floor	08																												
Air Condition	03																												
Heating Type	04																												
Bedrooms																													
Bathrooms																													
Frame	02																												
Stories	1.																												
Units	00																												
Occupancy	00																												
Quality 05														Quality Level 05															
DOR CODE 0100														SINGLE FAMILY															
MAP NUM														MKT AREA 07															
NEIGHBORHOOD/LOC 7003.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,856	100	1,856	191,908																									
FGR	420	55	231	23,886																									
FOP	20	30	6	620																									
PTO	70	5	4	413																									
TOTALS 2,366														2,097 216,827															
EXTRA FEATURES														45198 DUTTON WAY, 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	0810	CONCRETE A	0 100	0	0	815.00	SF	6.50	6.50	100	2016	2016	3	97	5,139														
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000												
REVIEW DATE 01/06/2023 BY KBA																													
Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000																													
PRINTED 08/02/2023 BY SYS																													