

PATRICK ADRIAN III & HEATHER L
P O BOX 813
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		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		25	MOD METAL 100			0820	02	774	93.2000	60.58	46,889	1971	1971	0	0	0	70.00	30.00	VALUATION BY					STANDARD											
Roof Structure		01	FLAT 100			1 M/H 93- - 0% - 0										Heated Area: 742					HX Base Yr					Tax Group: 6					Tax Dist:				
Roof Cover		01	MINIMUM 100			10 7 7 10 BAS 2012 23 33 12 12 32 24 8 8 16 16 BAS 1995 UOP 1995										BUILDING MARKET VALUE					14,067														
Interior Wall		04	PLYWOOD 100													TOTAL MARKET OB/XF VALUE					4,054														
Interior Floor		14	CARPET 80													TOTAL LAND VALUE - MARKET					10,000														
Interior Floor		08	SHT VINYL 20													TOTAL MARKET VALUE					28,121														
Air Condition		03	CENTRAL 100													SOH/AGL Deduction					3,774														
Heating Type		04	AIR DUCTED 100			ASSESSED VALUE					24,347																								
Bedrooms			2 100			TOTAL EXEMPTION VALUE					0																								
Bathrooms			1 100			BASE TAXABLE VALUE					24,347																								
Frame		02	WOOD FRAME 100			TOTAL JUST VALUE					28,121																								
Stories		0	0 100			NCON VALUE					0																								
Units			0 100			INCOME VALUE																													
						PREVIOUS YEAR MKT VALUE					22,134																								
Quality		03	Quality Level 03																																
DOR CODE		0200	MOBILE HOME																																
MAP NUM			MKT AREA					08																											
NEIGHBORHOOD/LOC		8019.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	672	100	672	12,213																															
BAS	70	100	70	1,272																															
UOP	128	25	32	582																															
TOTALS		870		774	14,067																														
EXTRA FEATURES					45124 JAMES ST, 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	0810	CONCRETE A	0	0	0	353.00	SF	6.50	6.50	100	1995	1995	3	72	1,652																				
2	0810	CONCRETE A	0	0	0	347.00	SF	6.50	6.50	100	2000	2000	3	80	1,804																				
3	0940	SHEDS/PORT	0	0	12	8		96.00	SF	20.10	100	2000	2000	3	20	386																			
4	0351	CARPORT MT	0	0	15	12		180.00	SF	5.90	100	2000	2000	3	20	212																			
LAND DESCRIPTION										TOTAL OB/XF										4,054															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		0	0006	RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	10,000.00	10,000.00	10,000																	
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