

CARTER GENE E & RENDI/BROCK DIANA
615720 RIVER ROAD
CALLAHAN, FL 32011

51-2N-25-4180-0005-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
Exterior Wall	05	AVERAGE 100		03		GABLE/HIP 100		1 SINGLE FAM - 0% - 2023		Heated Area: 920		HX Base Yr		Tax Group: 6		Tax Dist:		STANDARD											
Roof Structur	03																												
Roof Cover	03	COMP SHNGL 100		05		DRYWALL 60												71,043											
Interior Wall	05																	1,828											
Interior Wall	04	PLYWOOD 40		09		PINE WOOD 100												25,500											
Interior Floo	09																	98,371											
Air Condition	02	WINDOW 100		03		FORCED AIR 100												0											
Heating Type	03																	98,371											
Bedrooms	2	100		1		100												0											
Bathrooms	1	100		02		WOOD FRAME 100												98,371											
Frame	02																	0											
Stories	1.	1. 100		1.		0 100												98,371											
Units	0	100		06		DIST 1D 100												0											
BUD8 Adjustme	06																	98,371											
Occupancy	00	NONE 100		00														0											
Quality		02		Quality Level 02														98,371											
DOR CODE		0100		SINGLE FAMILY														0											
MAP NUM				MKT AREA		08												98,371											
NEIGHBORHOOD/LOC		8026.00																0											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE														98,371											
BAS	832	100	832	51,354														0											
FEP	220	80	176	10,864														0											
FST	100	55	55	3,395														0											
SFB	110	80	88	5,432														0											
TOTALS		1,262		1,151		71,043												0											
EXTRA FEATURES										45057 RHODEN LN, CALLAHAN										BLD DATE 11/28/2011 KK LGL DATE									
																				LAND 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													
2	0681	POLE SHED	0	0	17	10			170.00	SF	15.00	15.00	100	1997	1997	3	26	663											
3	0810	CONCRETE A	0	0	21	2			42.00	SF	6.50	6.50	100	1997	1997	3	75	205											
4	0940	SHEDS/PORT	0	0	8	10			80.00	SF	30.00	30.00	100	2008	2008	3	40	960											