

MELTON-WILLIAMS BETTY
PO BOX 1232
CALLAHAN, FL 32011

51-2N-25-4240-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT		CD		05		AVERAGE 100		0100		01		1,284		108.1600		97.61		125,331		1930		1950		0		0		25.25		74.75	
Exterior Wall		03		GABLE/HIP 100		1		SINGLE FAM - 0%		0		Heated Area:		1152		HX		Base Yr													
Roof Structur		01		MINIMUM 100																											
Roof Cover		04		PLYWOOD 90																											
Interior Wall		05		DRYWALL 10																											
Interior Floor		14		CARPET 90																											
Interior Floor		08		SHT VINYL 10																											
Air Condition		03		CENTRAL 100																											
Heating Type		04		AIR DUCTED 100																											
Bedrooms				3 100																											
Bathrooms				1 100																											
Frame		02		WOOD FRAME 100																											
Stories		1.		1. 100																											
Units				0 100																											
BUD8 Adjustme		01		DIST CA 100																											
Occupancy		00		NONE 100																											
Quality		03		Quality Level 03																											
DOR CODE		0100		SINGLE FAMILY																											
MAP NUM				MKT AREA																											
NEIGHBORHOOD/LOC		7001		.00																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		690		100		690		50,345																							
BAS		462		100		462		33,709																							
FEP		112		80		90		6,567																							
FOP		48		30		14		1,022																							
UOP		140		20		28		2,043																							
TOTALS		1,452				1,284		93,685																							
EXTRA FEATURES								45148 PAGE ST, CALLAHAN																							
BLD DATE																															
XF DATE																															
INC 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		0940		SHEDS/PORT		0 0		15 15		225.00		SF		20.10		20.10		100		1970		1970		3		20		905			
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