

BYRD ADAM & KAREN
54299 CHURCH RD
CALLAHAN, FL 32011

03-1N-25-1420-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
CONSTRUCTION										VALUATION SUMMARY										STANDARD																			
ELEMENT		CD		30		VINYL 100		0800		02		1,512		139.9200		104.94		158,669		2016		2020		0		0		3.00		97.00									
Exterior Wall		03		GABLE/HIP 100		1 M/H 94+ - 100% - 2022		Heated Area: 1512		HX Base Yr 2022																													
Roof Structur		03		GABLE/HIP 100																																			
Roof Cover		05		COMP SHNGL 100																																			
Interior Wall		03		DRYWALL 100																																			
Interior Floo		13		LVT/LAMNT 70																																			
Interior Floo		14		CARPET 30																																			
Air Condition		03		CENTRAL 100																																			
Heating Type		04		AIR DUCTED 100																																			
Bedrooms				3 100																																			
Bathrooms				2 100																																			
Frame		02		WOOD FRAME 100																																			
Stories		1.		1. 100																																			
Units				0 100																																			
Quality		05		Quality Level 05																																			
DOR CODE		0200		MOBILE HOME																																			
MAP NUM				MKT AREA				08																															
NEIGHBORHOOD/LOC		8024.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,512		100		1,512		153,909																															
TOTALS		1,512				1,512		153,909																															
EXTRA FEATURES										54299 CHURCH RD, CALLAHAN										BLD DATE 03/10/2008 KWJW 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									
1		0810		CONCRETE A		0 100		35 20		700.00		SF 6.50				6.50		100		2002		2002		3		82		3,731											
2		0810		CONCRETE A		0 100		0 0		518.00		SF 6.50				6.50		100		2019		2019		3		98		3,300											