

BAKER SUSAN B
54268 CHURCH RD
CALLAHAN, FL 32011

03-1N-25-2750-0002-0000

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																											
Exterior Wall	19	COMMON BRK 70								0900	01	1,774	104.5800	130.72	231,897	1974	1979	0	0	0	27.88	72.12	VALUATION BY																										
Exterior Wall	05	AVERAGE 30								1 SNGL FAM - 100% - 0														Heated Area: 1326								HX Base Yr								STANDARD									
Roof Structur	03	GABLE/HIP 100																														Tax Group: 6								Tax Dist:									
Roof Cover	03	COMP SHNGL 100																														BUILDING MARKET VALUE								167,244									
Interior Wall	05	DRYWALL 100																														TOTAL MARKET OB/XF VALUE								18,117									
Interior Floo	14	CARPET 90																														TOTAL LAND VALUE - MARKET								26,600									
Interior Floo	11	CLAY TILE 10																														TOTAL MARKET VALUE								211,961									
Air Condition	03	CENTRAL 100																														SOH/AGL Deduction								109,187									
Heating Type	04	AIR DUCTED 100																														ASSESSED VALUE								102,774									
Bedrooms		3 100																														TOTAL EXEMPTION VALUE								HX HB									
Bathrooms		1 100																														BASE TAXABLE VALUE								52,774									
Frame	02	WOOD FRAME 100																														TOTAL JUST VALUE								211,961									
Stories	1.	1. 100																														NCON VALUE								0									
Units		0 100																														INCOME VALUE																	
BUD8 Adjustme	06	DIST 1D 100																														PREVIOUS YEAR MKT VALUE								205,054									
Occupancy	00	NONE 100																																															
Quality		01	Quality Level 01																																														
DOR CODE		0100	SINGLE FAMILY																																														
MAP NUM			MKT AREA																																						08								
NEIGHBORHOOD/LOC		8024.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	1,326	100	1,326	125,009																																													
FDG	624	60	374	35,259																																													
FOP	56	30	17	1,603																																													
FST	104	55	57	5,374																																													
TOTALS		2,110		1,774	167,244																																												
EXTRA FEATURES										54268 CHURCH RD, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628																																		
2	0861	POOL GUNIT	0 100	18	21	378.00	SF	85.00	85.00	100	1990	1990	3	20	6,426																																		
3	1242	WD DECK A	0 100	0	0	193.00	SF	10.00	10.00	100	1985	1985	3	20	386																																		
4	0845	KOOL DECK	0 100	0	0	431.00	SF	7.25	7.25	100	1985	1985	3	47	1,469																																		
5	0812	CONCRETE C	0 100	0	0	3,293.00	SF	4.00	4.00	100	1985	1985	3	47	6,191																																		
6	0940	SHEDS/PORT	0 100	6	6	36.00	SF	30.00	30.00	100	1987	1987	3	20	216																																		
7	1127	BRICK 8"	0 100	0	0	36.00	SF	11.00	11.00	100	2007	2007	3	97	384																																		
8	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1985	1985	3	20	200																																		
9	0835	QUARY TILE	0 100	4	6	24.00	SF	10.00	10.00	100	1985	1985	3	47	113																																		
10	0802	ASPHALT B	0 100	115	8	920.00	SF	2.40	2.40	100	1984	1984	3	50	1,104																																		
LAND DESCRIPTION										TOTAL OB/XF										18,117																													
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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	0.76	AC		1.00	1.00	1.00	35,000.00	35,000.00	26,600																																