

CORUM RONALD R/CORUM ANNE STASIA W L/E
54183 FLAMINGO RD
CALLAHAN, FL 32011

03-1N-25-2752-0014-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1																								
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		956	98.2000	68.74	65,715	1988	1988	0	0	0	70.00	30.00	VALUATION BY										STANDARD																									
Roof Structur		03	GABLE/HIP 100		2 M/H 93- - 0% - 0										Heated Area: 924										HX Base Yr										Tax Group: 6										Tax Dist:									
Roof Cover		01	MINIMUM 100		14 30 66 14 36 16 8 8 16 2004 2004 BAS 2004																				BUILDING MARKET VALUE										19,714																			
Interior Wall		04	PLYWOOD 100												TOTAL MARKET OB/XF VALUE										12,000																													
Interior Floo		14	CARPET 80												TOTAL LAND VALUE - MARKET										77,000																													
Interior Floo		08	SHT VINYL 20												TOTAL MARKET VALUE										108,714																													
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										25,833																													
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										82,881																													
Bedrooms			3 100												TOTAL EXEMPTION VALUE										0																													
Bathrooms			2 100												BASE TAXABLE VALUE										82,881																													
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										108,714																													
Stories		1.	1. 100												NCON VALUE										0																													
Units			0 100		INCOME VALUE																																																	
					PREVIOUS YEAR MKT VALUE										107,306																																							
Quality		03	Quality Level 03																																																			
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	924	100	924	19,055																																																		
UOP	128	25	32	660																																																		
TOTALS		1,052		956	19,714																																																	
EXTRA FEATURES					54428 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	0937	WELL	0	0	0	0	1.00	UT 6,000.00	6,000.00	100	1985	1985	3	100	6,000																																							
2	0936	SEPTC TANK	0	0	0	0	1.00	UT 6,000.00	6,000.00	100	1985	1985	3	100	6,000																																							