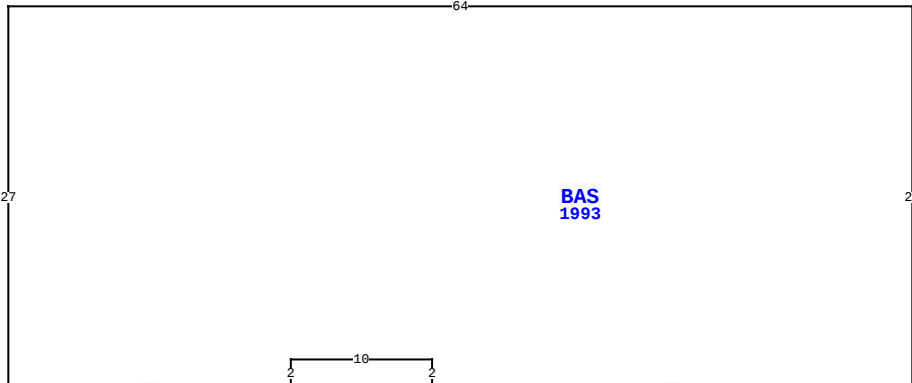


BRANDT MICHAEL S & ANGELA M
56107 COULTER HILL LN
CALLAHAN, FL 32011

2024

03-2N-25-0000-0005-0100

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	05	AVERAGE 100								0820	02	1,708	139.6800	97.78	167,008	1993	1993		0	0	0	70.00	30.00																
Roof Structur	03	GABLE/HIP 100								1 M/H 93- - 100% - 2021										Heated Area: 1708										HX Base Yr 2021									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 60																																					
Interior Floo	08	SHT VINYL 40																																					
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																																					
BUD8 Adjustme	06	DIST 1D 100																																					
Quality		05 Quality Level 05																																					
DOR CODE		0200 MOBILE HOME																																					
MAP NUM										MKT AREA								08																					
NEIGHBORHOOD/LOC		8026.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,708	100	1,708	50,102																																			
TOTALS		1,708		1,708		50,102																																	
EXTRA FEATURES										56107 COULTER HILL LN, CALLAHAN																													
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	0811	CONCRETE B	0 100	0	0	812.00	SF	5.20	5.20	100	1994	1994	3	68	2,871																								
2	0940	SHEDS/PORT	0 100	9	20	180.00	SF	19.50	19.50	100	1993	1993	3	20	702																								
3	0511	GARAGE CB-	0 100	32	24	768.00	SF	40.00	40.00	100	1995	1995	3	70	21,504																								
4	0754	FOP	0 100	10	16	160.00	SF	15.00	15.00	100	2000	2000	3	20	480																								
5	0351	CARPORT MT	0 100	21	20	420.00	SF	10.00	10.00	100	2000	2000	3	20	840																								
6	0802	ASPHALT B	0 100	0	0	1,440.00	SF	2.40	2.40	100	2000	2000	3	50	1,728																								
7	1242	WD DECK A	0 100	20	10	200.00	SF	10.00	10.00	100	2000	2000	3	20	400																								
8	0351	CARPORT MT	0 100	20	18	360.00	SF	10.00	10.00	100	2000	2000	3	20	720																								
9	0351	CARPORT MT	0 100	20	18	360.00	SF	10.00	10.00	100	2000	2000	3	20	720																								
LAND DESCRIPTION										TOTAL OB/XF										29,965																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.85	AC		1.00	1.00	1.00	35,000.00	35,000.00	64,750																						
REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.85 Total Land Value: 64,750 Market: 0 Agricultural: 0 Common: 64,750 PRINTED 08/06/2024 BY SYS																																							