

BLOCK 6 LOT 7
IN OR 685/1558
ESMTS OR 429/188 & OR 460/527

JAGODNIK JAMES C/JAGODNIK ELSIE P
1441 REWIS ROAD WEST
JACKSONVILLE, FL 32220

2024

10-1N-25-2880-0006-0070



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	30	VINYL 100								0800	02	1,344	122.0000	91.50	122,976	2010	2010	0	0	0	34.00	66.00																			
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 0% - 0										Heated Area: 1344										HX Base Yr											
Roof Cover	12	MODULAR MT 100								24 56 56 24 BAS 2021																															
Interior Wall	05	DRYWALL 100																																							
Interior Floo	13	LVT/LAMMT 50																																							
Interior Floo	14	CARPET 50																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		2 100																																							
Bathrooms		2 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units		0 100																																							
BUD8 Adjustme	06	DIST 1D 100																																							
Quality		03	Quality Level 03																																						
DOR CODE		0200 MOBILE HOME																																							
MAP NUM										MKT AREA								08																							
NEIGHBORHOOD/LOC		8025.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,344	100	1,344	81,164																																					
TOTALS		1,344	1,344	81,164																																					
EXTRA FEATURES										54119 PLANTATION RD, 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	0940	SHEDS/PORT	0	0	12	15	180.00	SF	20.10	20.10	100	1984	1984	3	20	724																									
2	0940	SHEDS/PORT	0	0	8	10	80.00	SF	18.30	18.30	100	1984	1984	3	20	293																									
3	0350	CARPORT WD	0	0	20	20	400.00	SF	13.00	13.00	100	1988	1988	3	20	1,040																									
LAND DESCRIPTION																						TOTAL OB/XF										2,057									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000																								
REVIEW DATE 01/04/2022 BY KB Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS																																									