

LAKHAN ANDREW L/ARMOGAN SHYRAZ ET AL
447063 US HWY 301
CALLAHAN, FL 32011

11-1N-24-2180-0035-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	20	FACE BRICK 60								0100	01	3,873	96.3000	91.48	354,302		1968	1973	0	0	0	30.30	69.70	VALUATION BY																							
Exterior Wall	15	CONC BLOCK 40								1 SINGLE FAM - 17% - 0														Heated Area: 2546								HX Base Yr								STANDARD							
Roof Structur	03	GABLE/HIP 100																														Tax Group: 6								Tax Dist:							
Roof Cover	03	COMP SHNGL 100																														BUILDING MARKET VALUE								254,552							
Interior Wall	05	DRYWALL 90																														TOTAL MARKET OB/XF VALUE								4,473							
Interior Wall	04	PLYWOOD 10																														TOTAL LAND VALUE - MARKET								43,800							
Interior Floo	14	CARPET 90																														TOTAL MARKET VALUE								302,825							
Interior Floo	08	SHT VINYL 10																														SOH/AGL Deduction								80,334							
Air Condition	03	CENTRAL 100																														ASSESSED VALUE								222,491							
Heating Type	04	AIR DUCTED 100																														TOTAL EXEMPTION VALUE								HA HAB WR 19,468							
Bedrooms	04	3 100																														BASE TAXABLE VALUE								203,023							
Bathrooms		4 100																														TOTAL JUST VALUE								302,825							
Frame	02	WOOD FRAME 100																														NCON VALUE								0							
Stories	1.	1. 100																														INCOME VALUE															
Units		0 100																														PREVIOUS YEAR MKT VALUE								292,852							
BUD8 Adjustme	06	DIST 1D 100																														ROOF REPAIR															
Occupancy	00	NONE 100																																													
Quality	03	Quality Level 03																																													
DOR CODE	0100	SINGLE FAMILY																																													
MAP NUM		MKT AREA																																													
NEIGHBORHOOD/LOC	8005.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAS	2,546	100	2,546	162,337																																											
FEP	1,164	80	931	59,362																																											
FGR	552	55	304	19,384																																											
FOP	21	30	6	383																																											
FOP	285	30	86	5,483																																											
TOTALS	4,568		3,873	246,948																																											
EXTRA FEATURES					447063 US HWY 301, CALLAHAN										BLD DATE				LGL DATE		06/26/2023		MLU																								
															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	0811	CONCRETE B	0	17	0	0		800.00	SF 5.20	5.20	100	1981	1981	3	35	1,456																															
2	0810	CONCRETE A	0	17	0	0		250.00	SF 6.50	6.50	100	1980	1980	3	32.5	528																															
3	0810	CONCRETE A	0	17	0	0		140.00	SF 6.50	6.50	100	1980	1980	3	32.5	296																															
4	0500	FP-PRE FAB	0	17	0	0		1.00	UT 3,500.00	3,500.00	100	1970	1970	3	30.8	1,078																															
5	1127	BRICK 8"	0	17	0	0		362.00	SF 5.50	5.50	100	1970	1970	3	56	1,115																															
LAND DESCRIPTION																	TOTAL OB/XF 4,473																														
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	000115	C	SFR ACRES	17	0004	OR	0.00	0.00	1.46	AC		1.00	1.00	1.00	30,000.00	30,000.00	43,800																														

LAKHAN ANDREW L/ARMOGAN SHYRAZ ET AL
447063 US HWY 301
CALLAHAN, FL 32011

11-1N-24-2180-0035-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		6																			
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		24		CORG METAL 80		6500		01		1,319		32.9400		11.53		15,208		1970		1970		0		0		0		50.00		50.00		VALUATION BY					STANDARD														
Exterior Wall		15		CONC BLOCK 20		2		GARAGE RES - 17% - 0								Heated Area: 1224														HX Base Yr		Tax Group: 6					Tax Dist:														
Roof Structure		02		SHED 100																												BUILDING MARKET VALUE					254,552														
Roof Cover		01		MINIMUM 100																												TOTAL MARKET OB/XF VALUE					4,473														
Interior Wall				N/A 100																												TOTAL LAND VALUE - MARKET					43,800														
Interior Floor		03		CONC FINSH 100																												TOTAL MARKET VALUE					302,825														
Air Condition		99		N/A 100																												SOH/AGL Deduction					80,334														
Heating Type				N/A 100																												ASSESSED VALUE					222,491														
Bedrooms				0 100																										HA		HAB WR		TOTAL EXEMPTION VALUE					19,468												
Bathrooms				1 100																												BASE TAXABLE VALUE					203,023														
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					302,825														
Stories		1.		1. 100																												NCON VALUE					0														
Units				0 100																												INCOME VALUE																			
BUD8 Adjustme		06		DIST 1D 100																												PREVIOUS YEAR MKT VALUE					292,852														
Occupancy		00		NONE 100																																															
Quality		01		Quality Level 01																																															
DOR CODE		0100		SINGLE FAMILY																																															
MAP NUM				MKT AREA																																	09														
NEIGHBORHOOD/LOC		8005.00																																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																											
BAS		1,224		100		1,224		7,057																																											
FOP		70		30		21		121																																											
UOP		370		20		74		427																																											
TOTALS		1,664		1,319		7,604																																													
EXTRA FEATURES																																																			
447063 US HWY 301, CALLAHAN																																																			
BLD DATE																																																			
XF DATE																																																			
INC DATE																																																			
LGL DATE																																																			
LAND DATE																																																			
AG DATE																																																			
06/26/2023																																																			
MLU																																																			
BUILDING NOTES																																																			
BUILDING DIMENSIONS																																																			
BAS=[YR=1993] W30 S32 W14 S6 FOP=[YR=1993] S5 UOP=[YR=1993] S5 E44 N10 W30 S5 W14 \$ E14 N5 W14 \$ E44 N38 \$.																																																			
LAND DESCRIPTION																																																			
TOTAL OB/XF																																																			
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			