

LOT 1
PERRET PLANTATION #2 PB 6/201

MABE TIMOTHY CHARLES/DEAN ALEXIS SIERRA
35083 PERRET PLANTATION ROAD
CALLAHAN, FL 32011

2024

11-2N-24-1641-0001-0000



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	30	VINYL 100								0800	02	1,944	128.9200	96.69	187,965	2000	2005	0	0	0	44.00	56.00																											
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 100% - 2012										Heated Area: 1944										HX Base Yr																			
Roof Cover	03	COMP SHNGL 100								BAS 2002																																							
Interior Wall	05	DRYWALL 100																																															
Interior Floo	14	CARPET 80																																															
Interior Floo	08	SHT VINYL 20																																															
Air Condition	03	CENTRAL 100																																															
Heating Type	04	AIR DUCTED 100																																															
Bedrooms		4 100																																															
Bathrooms		2 100																																															
Frame	02	WOOD FRAME 100																																															
Stories	1.	1. 100																																															
Units		0 100																																															
Quality		04	Quality Level 04																																														
DOR CODE		0200 MOBILE HOME																																															
MAP NUM												MKT AREA		08																																			
NEIGHBORHOOD/LOC		8014.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	1,944	100	1,944	105,260																																													
TOTALS		1,944	1,944	105,260																																													
EXTRA FEATURES										35083 PERRET PLANTATION RD, CALLAHAN										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										06/13/2023 MLU									
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	0812	CONCRETE C	0 100	0	0	1,960.00	SF	4.00	4.00	100	2002	2002	3	82	6,429																																		
2	0756	FEP	0 100	16	8	128.00	SF	27.00	27.00	100	2004	2004	3	22	760																																		
3	1242	WD DECK A	0 100	18	10	180.00	SF	10.00	10.00	100	2004	2004	3	22	396																																		
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940																																		
5	0810	CONCRETE A	0 100	0	0	240.00	SF	6.50	6.50	100	2013	2013	3	94	1,466																																		
LAND DESCRIPTION										TOTAL OB/XF										11,991																													
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	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																																
REVIEW DATE 05/23/2022 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS																																																	