

SHOEMAKE ZEBEDEE
6012 CARNATION RD
JACKSONVILLE, FL 32209

13-2N-24-0000-0002-0250

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		490		100.2000		70.14		34,369		1953		1975		0					
Roof Structur		01		FLAT		100		1 M/H 93- - 0% - 0										Heated Area: 410											
Roof Cover		01		MINIMUM		100												HX Base Yr											
Interior Wall		04		PLYWOOD		100																							
Interior Floo		14		CARPET		80																							
Interior Floo		11		CLAY TILE		20																							
Air Condition		01		NONE		100																							
Heating Type		01		NONE		100																							
Bedrooms				1		100																							
Bathrooms				1		100																							
Frame		02		WOOD FRAME		100																							
Stories Units		1.		1. 100		0 100																							
Quality		03		Quality Level		03																							
DOR CODE		5000		IMPROVED AG																									
MAP NUM				MKT AREA		08																							
NEIGHBORHOOD/LOC		8001.00																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																					
BAS		410		100		410		8,627																					
USP		160		50		80		1,683																					
TOTALS		570				490		10,311																					
EXTRA FEATURES										451064 OLD DIXIE HWY, CALLAHAN										BLD DATE 04/08/2008 JH XF DATE 04/08/2008 JH INC DATE LGL DATE LAND DATE AG DATE 06/16/2023 MLU									
L N	OB/XF CODE	DESCRIPTION		BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES												
				</																									