

LEWIN KAREN RENAE & JEFFERY
55258 THOMAS RD
CALLAHAN, FL 32011

15-2N-25-0000-0001-0240

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
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		11	BD/BTN AVG 100							0500	01	2,057	105.9380	158.91	326,878	2023	2023	0	0	0	0.00	100.00	VALUATION BY		STANDARD								
Roof Structur		03	GABLE/HIP 100							1 SFR CUST - 100% - 2024														Heated Area: 1819		HX Base Yr 2024							
Roof Cover		03	COMP SHNGL 90							The floor plan shows a main rectangular area labeled BAS 2024 (24x33). To its left is another rectangle FCP 2024 (24x15). To the right of BAS are two smaller rectangles STR 2024 (8x3) and FOP 2024 (12x7). Below BAS is another large rectangle FOP 2024 (32x6). At the bottom center is a small rectangle STR 2024 (3x3).																							
Roof Cover		12	MODULAR MT 10																														
Interior Wall		05	DRYWALL 100																														
Interior Floo		13	LVT/LAMNT 100																														
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																														
Quality		03	Quality Level 03																														
DOR CODE		5000	IMPROVED AG																														
MAP NUM			MKT AREA				08																										
NEIGHBORHOOD/LOC		8026.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,819	100	1,819	289,057																													
FCP	360	25	90	14,302																													
FOP	192	30	58	9,217																													
FOP	287	30	86	13,666																													
STR	24	10	2	318																													
STR	24	10	2	318																													
TOTALS		2,706		2,057		326,878														BLD DATE				LGL DATE		02/24/2024		DC					
EXTRA FEATURES		55258 THOMAS RD, CALLAHAN							XF DATE				AG DATE		02/24/2024		DC																
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	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000																			
LAND DESCRIPTION															TOTAL OB/XF 2,000																		
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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	35,000.00	35,000.00	43,750																
2	005600	A	TIMBER 3 SI	0		OR			3.59	AC		1.00	1.00	1.00	415.00	415.00	1,490																
3	005901	A	HARDWOOD SI	0		OR			2.54	AC		1.00	1.00	1.00	225.00	225.00	572																
4	009910	M	MKT.VAL.AG	0		OR			6.13	AC		1.00	1.00	0.75	16,000.00	12,000.00	73,560																
REVIEW DATE		01/04/2024		BY	KW	Total Acres: 7.38		Total Land Value: 45,812		Market: 73,560		Agricultural: 2,062		Common: 43,750		PRINTED 08/06/2024 BY SYS																	