

SCOTT TIMOTHY E & LINDA
34471 MITIGATION TRAIL
CALLAHAN, FL 32011

2024



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		31	HARDIE BRD 90		0500	01	3,004	98.7620	148.14	445,013	2023	2023		0	0	0.00	100.00	VALUATION BY		STANDARD																							
Exterior Wall		20	FACE BRICK 10		1 SFR CUST - 100% - 2024													Heated Area: 2461													HX Base Yr 2024												
Roof Structure		03	GABLE/HIP 100															BUILDING MARKET VALUE													474,748												
Roof Cover		03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE													3,619												
Interior Wall		05	DRYWALL 100															TOTAL LAND VALUE - MARKET													125,880												
Interior Floor		12	HARDWOOD 100															TOTAL MARKET VALUE													604,247												
Interior Selection		NEW	N/A 0															SOH/AGL Deduction													56,404												
Air Condition		03	CENTRAL 100															ASSESSED VALUE													547,843												
Heating Type		04	AIR DUCTED 100															TOTAL EXEMPTION VALUE													HX HB 50,000												
Bedrooms		3	100															BASE TAXABLE VALUE													497,843												
Bathrooms		2.5	100															TOTAL JUST VALUE													604,247												
Frame		02	WOOD FRAME 100															NCON VALUE													448,632												
Stories		1.	1. 100		INCOME VALUE																																						
Units		0	100		PREVIOUS YEAR MKT VALUE													166,295																									
Quality		02	Quality Level 02																																								
DOR CODE		0100	SINGLE FAMILY																																								
MAP NUM			MKT AREA		09																																						
NEIGHBORHOOD/LOC		9013	00																																								
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS		2,461	100	2,461	364,573																																						
FGR		588	55	323	47,849																																						
FOP		329	30	99	14,666																																						
FOP		404	30	121	17,925																																						
TOTALS		3,782		3,004	445,013																																						
EXTRA FEATURES		34471 MITIGATION TR, CALLAHAN																																									
BLD DATE																																											
XF DATE																																											
INC DATE																																											
LGL DATE																																											
LAND DATE																																											
AG DATE																																											
03/28/2024		MLU																																									
BUILDING NOTES																																											
BUILDING DIMENSIONS		BAS=[YR=2023;ORIG=120,10] W13 S15 W20 N7 W13 N8 N5 W24 S35 E24 S16 E33 N7 E7 E6 N39 \$ FGR=[YR=2023;ORIG=74,40] W24 S25 E12 N1 E12 N1 N7 N16 \$ FOP=[YR=2023;ORIG=107,10] W33 S8 E13 S7 E20 N15 \$ FOP=[YR=2023;ORIG=114,49] W7 S7 W33 S7 E40 N14 \$.																																									
LAND DESCRIPTION		TOTAL OB/XF 3,619																																									
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	100		PUD	0.00	0.00	4.80	AC		1.00	1.00	1.00	24,000.00	24,000.00	115,200																									
2		009605	C	WETLANDS	100		PUD	0.00	0.00	5.34	AC		1.00	1.00	1.00	2,000.00	2,000.00	10,680																									
REVIEW DATE		02/27/2023		BY	WW		Total Acres:	10.14		Total Land Value:	125,880		Market:	0		Agricultural:	0		Common:	125,880		PRINTED 08/06/2024 BY SYS																					

