

WILLIAMSON JAMES
45075 ROBERTS ROAD
CALLAHAN, FL 32011

19-2N-25-0000-0056-0000

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 15 CONC BLOCK 100										0100 01 4,128 84.3920 80.17 330,942 1960 1995 0 0 14.00 86.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 0% - 0 Heated Area: 3943 HX Base Yr										Tax Group: 6 Tax Dist:									
Roof Cover 05 COMP SHNGL 100																				BUILDING MARKET VALUE 284,610									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 33,452									
Interior Floo 14 CARPET 70																				TOTAL LAND VALUE - MARKET 9,450									
Interior Floo 11 CLAY TILE 30																				TOTAL MARKET VALUE 327,512									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 14,296									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 313,216									
Bedrooms 7 100																				TOTAL EXEMPTION VALUE 0									
Bathrooms 2 100																				BASE TAXABLE VALUE 313,216									
Frame 03 MASONRY 100																				TOTAL JUST VALUE 327,512									
Stories 2. 2. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
BUD8 Adjustme 06 DIST 1D 100																				PREVIOUS YEAR MKT VALUE 316,456									
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 08																													
NEIGHBORHOOD/LOC 8001.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 663 100 663 45,712																													
BAS 1,640 100 1,640 113,072																													
FOP 192 30 58 3,999																													
FUS 1,640 100 1,640 113,072																													
USP 256 30 77 5,309																													
USP 168 30 50 3,448																													
TOTALS 4,559 4,128 284,610																													
EXTRA FEATURES										45075 ROBERTS RD, CALLAHAN																			
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 0 0 0 1,989.00 SF 4.00 4.00 100 1996 1996 3 72 5,728																													
2 0810 CONCRETE A 0 0 0 0 289.00 SF 6.50 6.50 100 2005 2005 3 86 1,616																													
3 0811 CONCRETE B 0 0 0 0 576.00 SF 5.20 5.20 100 2007 2007 3 88 2,636																													
4 0861 POOL GUNIT 0 0 30 13 390.00 SF 85.00 85.00 100 2008 2008 3 52 17,238																													
5 0855 CONC PAVER 0 0 0 0 500.00 SF 10.00 10.00 100 2008 2008 3 89 4,450																													
6 0462 ST/AL FNC 0 0 34 0 170.00 SF 10.00 10.00 100 2008 2008 3 52 884																													
7 1076 TRELLIS A 0 0 0 0 160.00 SF 7.50 7.50 100 2014 2014 3 75 900																													
LAND DESCRIPTION										TOTAL OB/XF 33,452																			
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 000115 C SFR ACRES 0 RM 0.00 0.00 0.27 AC 1.00 1.00 1.00 35,000.00 35,000.00 9,450																													
REVIEW DATE 05/18/2022 BY TWA										Total Acres: 0.27 Total Land Value: 9,450 Market: 0 Agricultural: 0 Common: 9,450										PRINTED 08/06/2024 BY SYS									