

PT OF LOT 7 IN OR 2174/39
DUNNS SURVEY DBK B-10/48
{2003 CAVALIER DW/MH}

REIMER JOHN D
36381 PRATT SIDING RD
CALLAHAN, FL 32011

2024

22-3N-24-2320-0007-0040



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	2,046	117.6000	88.20	180,457	2003	2003	0	0	0	48.00	52.00																											
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 100% - 2019										Heated Area: 2046										HX Base Yr 2019																			
Roof Cover	03	COMP SHNGL 100								31 BAS 2003 31																																							
Interior Wall	05	DRYWALL 100																																															
Interior Floo	14	CARPET 90																																															
Interior Floo	08	SHT VINYL 10																																															
Air Condition	03	CENTRAL 100																																															
Heating Type	04	AIR DUCTED 100																																															
Bedrooms		3 100																																															
Bathrooms		2 100																																															
Frame	02	WOOD FRAME 100																																															
Stories	1.	1. 100																																															
Units		0 100																																															
Quality		03	Quality Level 03																																														
DOR CODE		0200 MOBILE HOME																																															
MAP NUM										MKT AREA		09																																					
NEIGHBORHOOD/LOC		9001.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	2,046	100	2,046	93,838																																													
TOTALS		2,046	2,046	93,838																																													
EXTRA FEATURES										36381 PRATT SIDING 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045																																		
2	1242	WD DECK A	0 100	12	7	84.00	SF	10.00	10.00	100	2003	2003	3	21	176																																		
3	0820	WOOD WALK	0 100	12	8	96.00	SF	11.75	11.75	100	2005	2005	3	40	451																																		
LAND DESCRIPTION										TOTAL OB/XF										3,672																													
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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																																
REVIEW DATE 06/29/2021 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS																																																	