

HENDRICKS DANIEL R
33062 CORONA RD
CALLAHAN, FL 32011

24-1N-24-0750-0003-0090

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		05	AVERAGE 100							0820	02	1,050	115.2000	80.64	84,672	1988	1988		0	0	70.00	30.00	VALUATION BY					STANDARD																	
Roof Structur		03	GABLE/HIP 100							1 M/H 93- - 0% - 2024														Heated Area: 1050										HX Base Yr											
Roof Cover		01	MINIMUM 100							14 75 14 75 BAS 1996														BUILDING MARKET VALUE										25,402											
Interior Wall		05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE										75,670											
Interior Floo		14	CARPET 80																					TOTAL LAND VALUE - MARKET										496,800											
Interior Floo		08	SHT VINYL 20																					TOTAL MARKET VALUE										169,240											
Air Condition		03	CENTRAL 100																					SOH/AGL Deduction										0											
Heating Type		04	AIR DUCTED 100																					ASSESSED VALUE										169,240											
Bedrooms			3 100																					TOTAL EXEMPTION VALUE										0											
Bathrooms			2 100																					BASE TAXABLE VALUE										169,240											
Frame		02	WOOD FRAME 100																					TOTAL JUST VALUE										597,872											
Stories			1. 1. 100																					NCON VALUE										0											
Units			0 100																					INCOME VALUE																					
																								PREVIOUS YEAR MKT VALUE										601,192											
Quality		03	Quality Level 03																																										
DOR CODE		5000	IMPROVED AG																																										
MAP NUM							MKT AREA			08																																			
NEIGHBORHOOD/LOC		8005.00																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA				SUBAREA MARKET VALUE																																						
BAS	1,050	100	1,050				25,402																																						
TOTALS		1,050					1,050				25,402																																		
EXTRA FEATURES										33062 CORONA RDG, CALLAHAN										BLD DATE								LGL DATE		06/16/2023						MLU									
										XF DATE								LAND DATE																											
										INC DATE								AG DATE																											
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	0751	UOP					0	0	10	26	260.00		SF	10.00		10.00		100	1994	1994	3	20	520																						
2	0510	GARAGE WD-					0	0	38	12	456.00		SF	26.95		26.95		100	2005	2005	3	40	4,916																						
3	0810	CONCRETE A					0	0	36	3	108.00		SF	6.50		6.50		100	2005	2005	3	86	604																						
4	0681	POLE SHED					0	0	50	40	2,000.00		SF	15.00		15.00		100	2009	2009	3	56	16,800																						
5	0300	BOAT DCK W					0	0	18	4	72.00		SF	30.00		30.00		100	2009	2009	3	56	1,210																						
6	0311	WD GANG WY					0	0	0	0	18.00		SF	45.00		45.00		100	2009	2009	3	40	324																						
7	0303	FLT DOCK W					0	0	20	10	200.00		SF	26.00		26.00		100	2009	2009	3	56	2,912																						
8	0681	POLE SHED					0	0	96	70	6,720.00		SF	11.25		11.25		100	2011	2011	3	64	48,384																						
LAND DESCRIPTION										TOTAL OB/XF										75,670																									
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				0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00		30,000.00		30,000																							
2	005600	A	TIMBER 3 SI				0		OR	0.00	0.00	90.80	AC		1.00	1.00	1.00	415.00		415.00		37,682																							
3	005902	A	HARDWOOD SI				0		OR	0.00	0.00	2.56	AC		1.00	1.00	1.00	190.00		190.00		486																							
4	009910	M	MKT.VAL.AG				0			0.00	0.00	93.36	AC		1.00	1.00	1.00	5,000.00		5,000.00		466,800																							
REVIEW DATE		03/10/2022		BY	TWA		Total Acres: 94.36				Total Land Value: 68,168				Market: 466,800				Agricultural: 38,168				Common: 30,000				PRINTED 08/06/2024 BY SYS																		