

BROOKINS RICHARD D
P O BOX 1836
CALLAHAN, FL 32011

24-1N-24-0750-0004-0056

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	STANDARD															
Exterior Wall	30	0820	02	1,440	123.6000	86.52	124,589	1985	1990	0	0	0	70.00	30.00	VALUATION BY														
Roof Structur	03	1 M/H 93- - 100% - 2009													Heated Area: 1440														
Roof Cover	12														HX Base Yr 2009														
Interior Wall	05																												
Interior Wall	04																												
Interior Floo	14																												
Interior Floo	08																												
Air Condition	03																												
Heating Type	04																												
Bedrooms																													
Bathrooms																													
Frame	02																												
Stories	1.																												
Units																													
Quality		03	Quality Level 03																										
DOR CODE		0200	MOBILE HOME																										
MAP NUM			MKT AREA													08													
NEIGHBORHOOD/LOC		8005.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOTAL ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,440	100	1,440	37,377																									
TOTALS		1,440	1,440		37,377		43157 EGGER PL, CALLAHAN										BLD DATE		LGL DATE		06/13/2023		MLU						
EXTRA FEATURES															XF DATE		LAND 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	0940	SHEDS/PORT	0 100	20	10	200.00	SF	19.50	19.50	100	1995	1995	3	20	780														
2	0940	SHEDS/PORT	0 100	20	10	200.00	SF	19.50	19.50	100	1995	1995	3	20	780														
3	1242	WD DECK A	0 100	12	12	144.00	SF	10.00	10.00	100	2009	2009	3	40	576														
LAND DESCRIPTION		TOTAL OB/XF													2,136														
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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.58	AC		1.00	1.00	1.00	30,000.00	30,000.00	47,400												
REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.58 Total Land Value: 47,400 Market: 0 Agricultural: 0 Common: 47,400 PRINTED 08/06/2024 BY SYS																													