

KILPATRICK STEPHEN & M F
35232 GOODBREAD ROAD
CALLAHAN, FL 32011

25-2N-24-226B-0060-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
CONSTRUCTION																				VALUATION SUMMARY																		
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																
Exterior Wall	20	FACE BRICK 100								0900	01	2,267	119.2268	149.03	337,851	1978	1988		0	0	25.25	74.75	VALUATION BY STANDARD															
Roof Structure	03	GABLE/HIP 100								1 SNGL FAM - 100% - 0										Heated Area: 1872 HX Base Yr										Tax Group: 6 Tax Dist:								
Roof Cover	04	COMP SHNGL 100								The diagram shows a large rectangular lot with several smaller structures or zones indicated by colored boxes and labels. The main lot is labeled 'BAS 1993'. Inside it, there are three smaller areas labeled 'FST 1993' (top left), 'FGR 1993' (bottom left), and 'FOP 1993' (center). Dimensions are provided for various parts of the lot and structures.										252,544																		
Interior Wall	03	PLYWOOD 50																		20,668																		
Interior Wall	05	DRYWALL 50																		58,200																		
Interior Floor	14	CARPET 80																		331,412																		
Interior Floor	11	CLAY TILE 20																		191,211																		
Air Condition	03	CENTRAL 100								140,201																												
Heating Type	04	AIR DUCTED 100								50,000																												
Bedrooms		3 100								90,201																												
Bathrooms		2 100								331,412																												
Frame Stories	02	WOOD FRAME 100								0																												
Units	1.	1. 100																																				
BUD8 Adjustme	06	DIST 1D 100																																				
Occupancy	00	NONE 100																																				
Quality		05	Quality Level 05																																			
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	1,872	100	1,872	208,541																																		
FGR	444	55	244	27,181																																		
FOP	21	30	6	668																																		
FSP	280	40	112	12,477																																		
FST	60	55	33	3,676																																		
TOTALS		2,677	2,267	252,544																																		
EXTRA FEATURES					35232 GOODBREAD RD, CALLAHAN										BLD DATE		LGL DATE		06/13/2023		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	0810	CONCRETE A	0 100	0	0	340.00	SF	6.50	6.50	100	1980	1980	3	32.5	718																							
2	0810	CONCRETE A	0 100	0	0	240.00	SF	6.50	6.50	100	1980	1980	3	32.5	507																							
3	0810	CONCRETE A	0 100	0	0	346.00	SF	6.50	6.50	100	1985	1985	3	47	1,057																							
4	0940	SHEDS/PORT	0 100	10	8	80.00	SF	30.00	30.00	100	1990	1990	3	20	480																							
5	0861	POOL GUNIT	0 100	32	15	480.00	SF	85.00	85.00	100	1999	1999	3	23	9,384																							
6	0845	KOOL DECK	0 100	0	0	800.00	SF	7.25	7.25	100	1999	1999	3	77	4,466																							
7	0910	SCRN RM L	0 100	0	0	1,352.00	SF	15.00	15.00	100	1999	1999	3	20	4,056																							
LAND DESCRIPTION TOTAL OB/XF 20,668																																						
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	000100	C	SFR	100	0006	RSF-1	0.00	0.00	1.94	AC		1.00	1.00	1.00	30,000.00	30,000.00	58,200																					