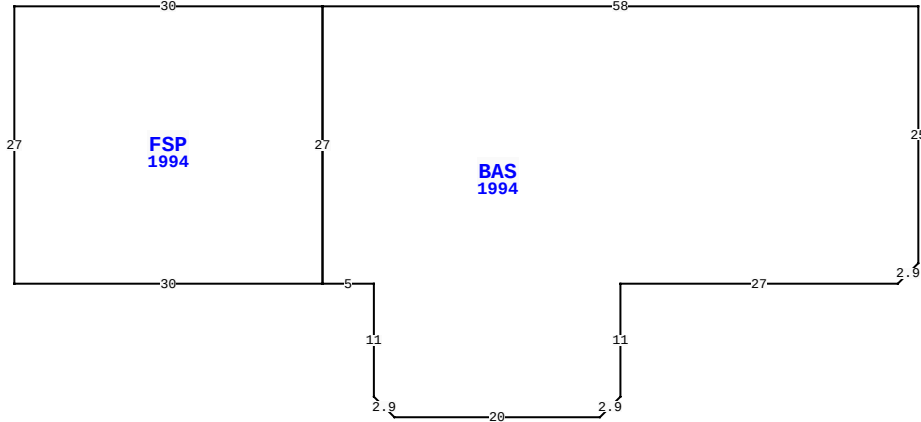


BARBER CAROLYN ELIZABETH/BARBER HALEY TAYLOR
43624 LARSEN RD
CALLAHAN, FL 32011

29-1N-25-0000-0002-0000

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	AP	NORM	% COND	VALUATION SUMMARY											
Exterior Wall		30	VINYL 100		0800	02	2,358	123.6000	92.70	218,587	1994	1994	0	0	10	70.00	20.00	VALUATION BY											
Roof Structure		03	GABLE/HIP 100		2 M/H 94+ - 100% - 2023													STANDARD											
Roof Cover		12	MODULAR MT 100		Heated Area: 1872													Tax Group: 6											
Interior Wall		05	DRYWALL 100		HX Base Yr 2023													Tax Dist:											
Interior Floor		14	CARPET 90															BUILDING MARKET VALUE											
Interior Floor		08	SHT VINYL 10															TOTAL MARKET OB/XF VALUE											
Air Condition		03	CENTRAL 100															TOTAL LAND VALUE - MARKET											
Heating Type		04	AIR DUCTED 100															TOTAL MARKET VALUE											
Bedrooms			3 100															SOH/AGL Deduction											
Bathrooms			2 100															ASSESSED VALUE											
Frame		02	WOOD FRAME 100															TOTAL EXEMPTION VALUE											
Stories		0	0 100															BASE TAXABLE VALUE											
Units			0 100															TOTAL JUST VALUE											
																		NCON VALUE											
					INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE																								
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		08																								
NEIGHBORHOOD/LOC		8005.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,872	100	1,872	34,707																									
FSP	810	60	486	9,010																									
TOTALS		2,682		2,358	43,717																								
EXTRA FEATURES					43624 LARSEN RD, CALLAHAN										BLD DATE					LGL DATE									
															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	0510	GARAGE WD-	0 100	30	50	1,500.00	SF	35.00	35.00	100	1979	1979	3	20	10,500														
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	500.00	500.00	100	1994	1994	3	76	380														
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	500.00	500.00	100	1998	1998	3	81	405														
TOTAL OB/XF 11,285																													
LAND DESCRIPTION																													
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	0005	OR	0.00	0.00	40.00	AC		1.00	1.00	0.50	8,000.00	4,000.00	160,000												
REVIEW DATE 02/07/2023 BY KW Total Acres: 40.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS																													

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